




H A V E R H I L L
R E S E A R C H P A R K



Haverhill Research Park is a significant opportunity, within the South Cambridge business and technology cluster, to develop, evolve or transform your business.



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WELCOME TO HAVERHILL RESEARCH PARK

With full infrastructure and landscaping in place we can establish your Cambridge presence, from concept to completion, within just 15 months.

Home to influential sectors including bio science, electronics, advanced materials, software, printing, instruments, engineering and clean tech, this is your opportunity to become part of the Cambridge phenomenon.

Situated at the Northern edge of Haverhill, a town of entrepreneurial spirit, and within 17 miles of Cambridge, Haverhill Research Park also gives easy access to the A11/M11 leading to Stansted Airport and London.

This is an opportunity to relocate your business, ready for new horizons.

- 30 acres of landscaped grounds with full infrastructure ready to build on
- 450,000 sq ft of planning consent over 4 plots
- Tailored pre-let property solutions within 15 months
- Business rates relief of up to £275,000 for first qualifying occupier
- On-site pub restaurant and nursery with excellent local facilities nearby.





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CAMBRIDGE SOUTH CAMBRIDGE CLUSTER MAP HAVERHILL BUSINESS HAVERHILL LIFESTYLE AMENITIES

Cambridge Business and Technology Cluster

The intelligence of Cambridge changes the Business world.

Few locations have such global recognition and even fewer live up to their reputation. Cambridge nurtures some of the world's leading advances in technology and science in business and as such, plays host to some of the most diverse and dynamic companies in the world.

For decades leading organisations, SME's and start-ups, have chosen to locate in and around Cambridge, forging one of the largest and most successful business and technology clusters in the UK and beyond.

Access to world-class research, greater opportunities for collaboration and access to highly skilled employees have been the catalyst for development and, in turn, are key to the continuing success of the region.

A spirit of collaboration exists in the Cambridge Business and Technology Cluster, where businesses learn from each other through contact partnerships.

14x \$1bn
2x \$10bn companies that have come from the Cambridge Technology Cluster



1,500+ technology based firms



£13bn total revenue

160+ life science companies



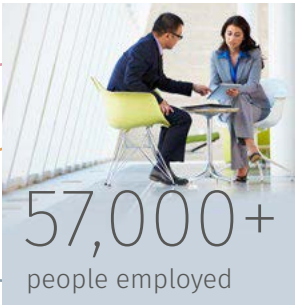
330+ IT and telecoms companies

1 in 6 recent Cambridge leavers work or study in the Cambridge region



150+ physical science and engineering companies

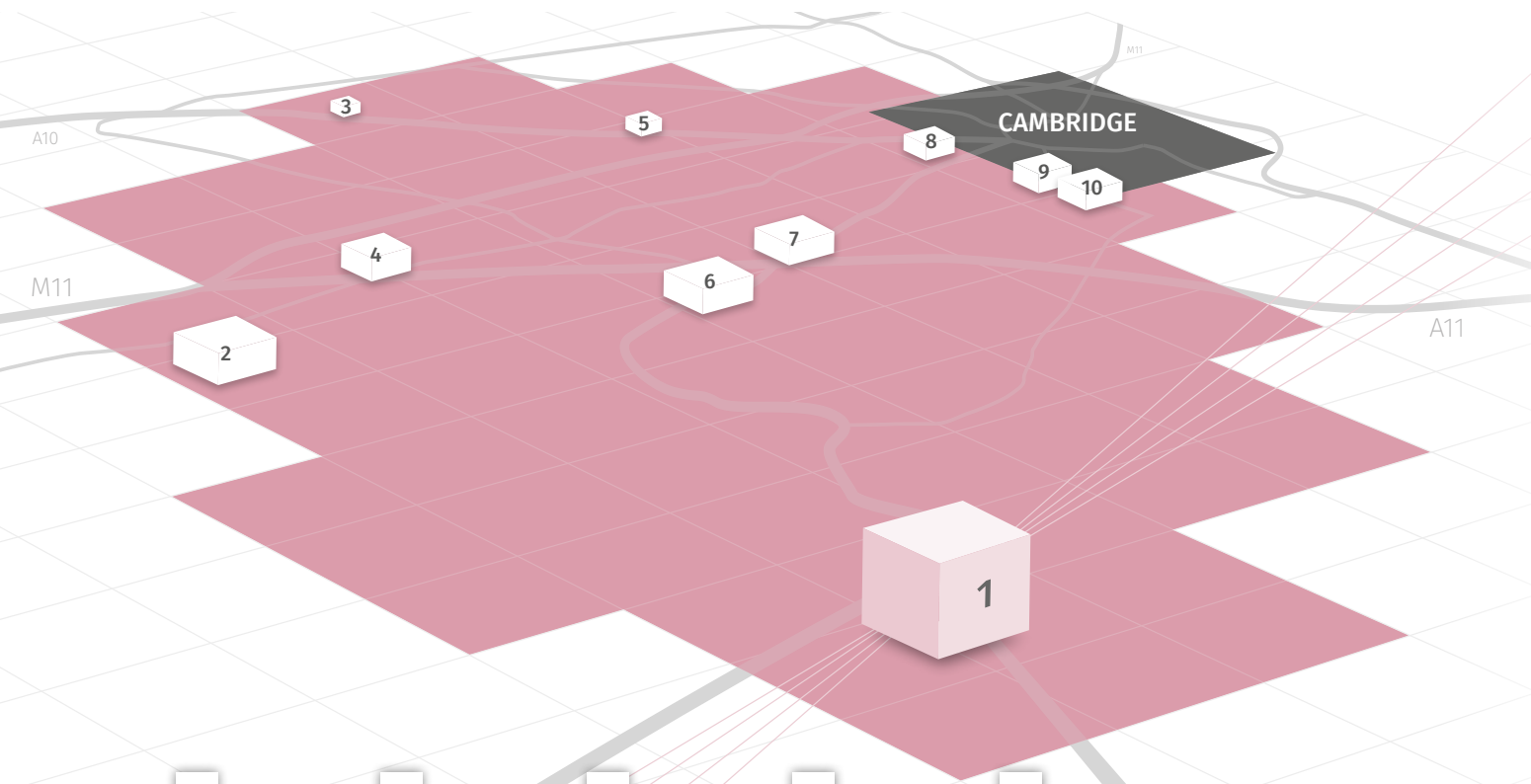
57,000+ people employed



12x £250m+ companies in Cambridge with revenue exceeding £250m



South Cambridge Business and Technology Cluster



The South Cambridge Business and Technology Cluster arguably enjoys more green space and accessibility to strategic business locations and communications, with easy motorway access to London and the South East.

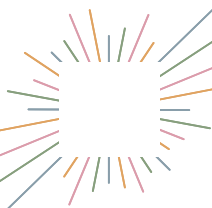
Notable business occupiers include AXA, Sanofi, International Flavours and Fragrances, The Welding Institute (TWI), IBM, Imperial Innovations, Scienta, TTP, PA Consulting, Ziconix, Tone Jet, Aegate, Instem and Straininstall UK Ltd.

Also home to the world's largest medical research charity, The Wellcome Trust, Addenbrookes Hospital and the Laboratory of Molecular Biology. In 2014 Astra Zeneca also chose to locate their Global Business Headquarters here.

Business Sectors represented in the South Cambridge cluster include:

- Engineering
- Healthcare
- Clean tech including energy
- Life science
- IT and telecoms
- Nano technology and advanced metals
- Printing technologies
- Software.

1	Haverhill Research Park	2	Chesterford Research Park	3	Melbourne Science Park	4	Wellcome Trust Genome Park	5	Harston Mill
6	Granta Park	7	Babraham Research Park	8	Cambridge Biomedical Campus	9	Peterhouse Technology Park	10	Capital Park



Location

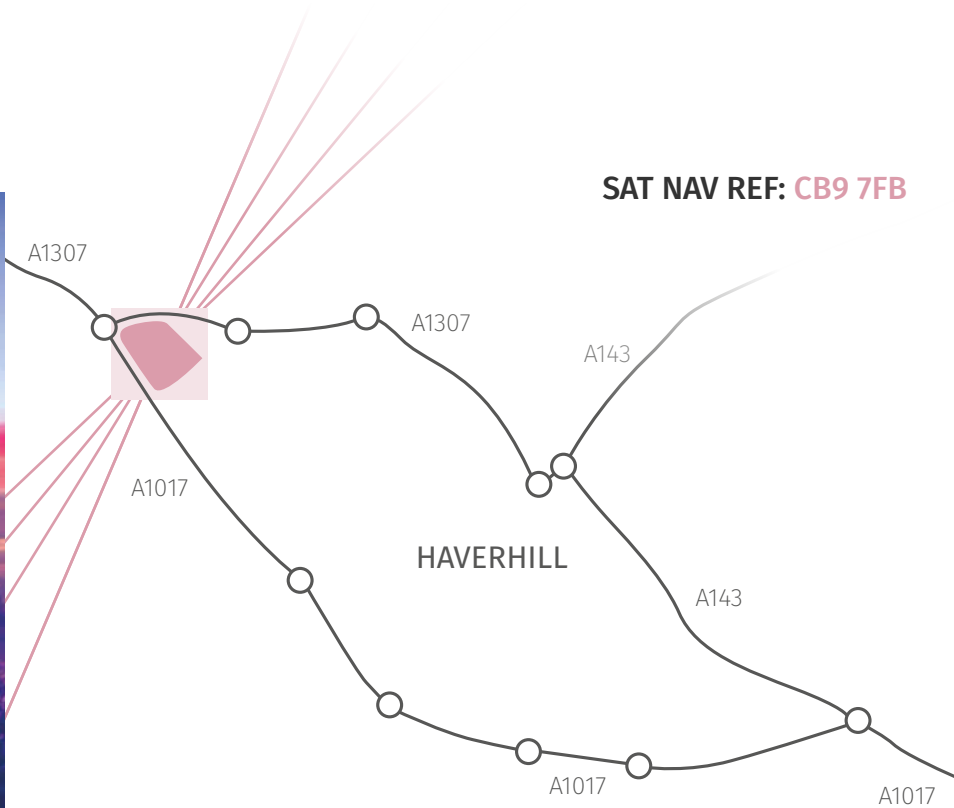
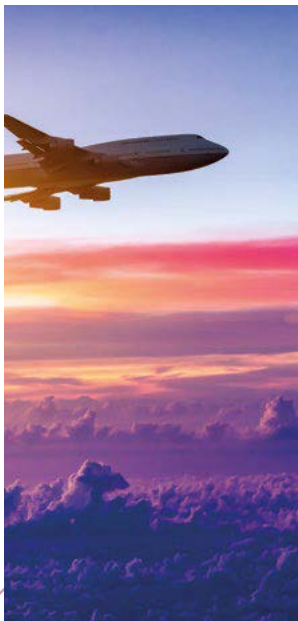
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Communications

- Road:**
- Cambridge **17 miles**
 - Braintree **20 miles**
 - Royston **21 miles**
 - Colchester **31 miles**
 - Chelmsford **33 miles**
 - Ipswich **48 miles**
 - London **64 miles**

- Train**
(From Whittlestead Parkway):
- Cambridge **11 minutes**
 - London **74 minutes**

- Airport by car:**
- Stansted **20 miles**
 - Luton **48 miles**
 - London City **58 miles**
 - London Heathrow **89 miles**

- Bus:**
- Central Haverhill **10 minutes**
 - Cambridge **30 minutes**

* All miles measured from Haverhill Research Park post code to town city centre from AA route finder.



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Haverhill Business

Haverhill has a long history of business enterprise and entrepreneurship that has underpinned much of its economic development. It has a thriving business enterprise scheme and active chamber of commerce.

The town is ideally positioned centrally to Cambridge, Bury St Edmunds, Ipswich, Colchester, Braintree, Bishops Stortford and Royston with London just over one hours drive.

This strategic location creates a wealth of opportunities, ranging from enormous potential as a leading business and investment 'hotspot' through to establishing Haverhill as a key regional presence.



The ability for the town to tap into the Cambridge economy and the East Anglia region has helped to create and sustain over 520 businesses over the last 40 years and support around 143,000 jobs in the region.

The capacity of Haverhill to offer land areas for development has added significantly to its attraction for business expansion in recent years.

Benefits of locating to Haverhill include:

- Close proximity to Cambridge
- High proportion of the population currently work in the South Cambridge Cluster
- Employment costs are 13% lower than the national average and 30% lower than London.





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Haverhill Lifestyle



Haverhill is a historic market town surrounded by green spaces that feature parkland, forestry, nature reserves, golf courses and picturesque villages.

With a population of just over 27,000, Haverhill is prepared and planning for growth with 3,500 new homes planned and the vision of ONE Haverhill creating an aspirational master plan for the town centre in 2031.



Residential property costs in Haverhill are very competitive. Haverhill already offers excellent lifestyle opportunities.

A vibrant arts scene run by the Town council, through the Haverhill Arts Centre, plays host to a wide range of activities and music is a huge part of Haverhill's culture, boasting its very own internationally acclaimed Haverhill Sinfonia.

Sports facilities are superb including a fitness centre, rugby, football, golf, cricket, tennis and squash.

The town also offers a range of leisure activities including Cineworld, a vibrant high street and excellent retail, cafés, pubs, restaurants and bars.





A convenient work-life balance

Not only is Haverhill Research Park a great environment to work in, it is also ideally located for a wide range of amenities.

On-site, The Flying Shuttle is an established and popular pub/restaurant with ample parking. A Colourbox Montessori Nursery, newly opened in a purpose built building in 2015, will provide full and part time education and care for children from three months to five years old.

Amenities including a Sainsbury's superstore, leisure centre, high street shopping and more are easily accessible being within a five-minute walk, or a five-minute drive, from the park.



On-site

- The Flying Shuttle Pub/restaurant
- Colourbox Montessori Nursery
- Landscaped lake with jetty, walks and grounds
- The Arboretum residential development



Within a 5-minute walk

- 1 Sainsbury's Superstore including: Pharmacy, Café, Petrol Station, 2 x ATM's, Car Wash
- 2 B&Q and Halfords.

Within a 5-minute drive

- 3 Tesco's Superstore
- 4 Leisure centre with pool
- 5 Cineworld, Prezzo, Frankie & Benny's, KFC and Subway
- 6 High Street with ample parking including: Banks, Post Office, Boots, Costa, WH Smith, Pub dining, Retail.
- 7 18-Hole golf course
- 8 Recreation ground
- 9 Days Inn Hotel and Meeting facilities
- 10 Haverhill Business Park.



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PLOT 300

PLOT 400

BUILT WITH REPUTATION



An introduction to Haverhill Research Park

Haverhill Research Park is a unique opportunity within the South Cambridge Business and Technology Cluster, to develop, evolve, or transform your business.

Positioned in an outstanding “Gateway to Haverhill” location, occupiers have a landmark opportunity, unlike any other, from which to position their business and develop opportunities.

The park comprises of 30 acres of landscaped grounds. A feature lake with jetty, extensive planting, seating and indigenous tree lined pathways, with lighting, are available to all on the park.

On-site amenities include pub/restaurant, Colourbox Montessori Nursey and within a short walking distance, a Sainsbury’s superstore. Within a 5-minute drive are extensive services and benefits making the park an ideal place for work-life balance.

Each of the four plots has full infrastructure installed and benefits from uninterrupted views over some of England’s most beautiful and famous countryside.

The park also benefits from super-fast broadband capability.

Created and managed by Jaynic, the park’s ongoing development will be professionally managed while being sympathetic to the local environment.





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Financial commitment to business success

On a building of 40,000 sq ft the average annual saving is 26-28%. **The total savings over the term of a 15 year lease could be as much as £24.8m.†**

Haverhill Research Park and St Edmundsbury Borough Council have a total commitment to the success of the business environment in Haverhill.

Haverhill Research Park has been awarded Enterprise Zone status, and as such Business Rates relief of up to £275,000 (£55,000 p.a.) is available, as an incentive, to all companies moving into a new building.

Typical cost savings are compelling when compared to other parks in the Cambridge Business and Technology Cluster.

The total annual cost saving at Haverhill Research Park could be 31-38% less than in Cambridge.

A typical comparison (per sq ft) of fitted office/R&D accommodation at Haverhill Research Park, versus Cambridge

Cost	Haverhill Research Park (per sq ft)	Typical Cambridge Area Park (per sq ft)
Rent	£20.00	£29.00 – £32.00
Business Rates	£10.00*	£14.50 - £16.00
Service charge	£0.35	£0.50 - £1.00
TOTAL	£30.35	£44.00 - £49.00

* Rateable Values have yet to be confirmed at the Park. This figure is calculated assuming Rateable Value based on £20 per sq ft, but this will be eligible for business rates relief of up to £55,000 pa under the Enterprise Zone status.

Typical 10,000 sq ft comparison

Cost	Haverhill Research Park @ £20 per sq ft	Typical Cambridge Area Park @ £32 per sq ft
Rent	£200,000	£320,000
Business Rates	£45,000*	£160,000
Service charge	£3,500	£7,500
TOTAL	£245,000 pa	£487,500

HRP Cost saving = £242,500 pa, or £1,212,500 over 5 years

* Assumes rates payable reduced by £55,000 pa under the Enterprise Zone status.

30,300 sq ft office comparison, ie Building 300

Cost	Haverhill Research Park @ £20 per sq ft	Typical Cambridge Area Park @ £32 per sq ft
Rent	£606,000	£969,600
Business Rates	£248,000*	£484,800
Service charge	£10,605	£22,725
TOTAL	£864,605 pa	£1,477,125 pa

HRP Cost saving = £612,520 pa, or £3,062,600 over 5 years

* Assumes rates payable reduced by £55,000 pa under the Enterprise Zone status.

† A discount rate of 7% has been applied. The savings calculated relate to rent, rates and service charge.



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The Opportunity

Haverhill Research Park offers 450,000 sq ft (41,806 sq m) of B1 R&D/Office accommodation over 4 plots.

An opportunity exists to have full input into the design of your building, or simply choose from one of our existing concepts, typically catering for buildings from 10,000 sq ft (929 sq m) up to 230,000 sq ft (21,367 sq m).

Examples of building opportunities

20,000 sq ft office/R&D – suitable all plots.

50,000 sq ft office/R&D – suitable to Plot 300, 400 or 100 and 200 combined.

100,000 sq ft office/R&D – suitable to Plot 100 and 200 combined.

Up to 230,000 sq ft office/R&D – suitable to Plot 400.





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PLOT 100

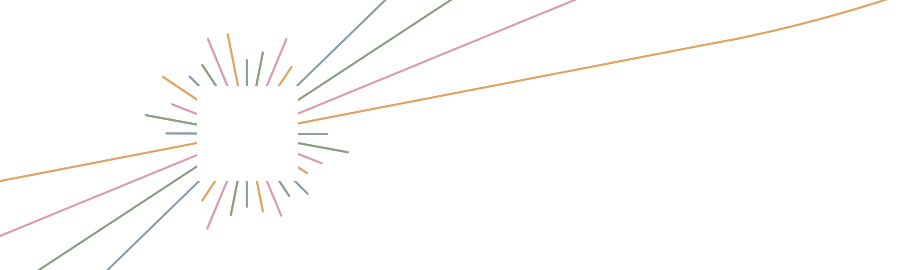
A plot of 2.39 acres (0.97 hectares) to include two adjoining 'landmark' buildings totalling approximately 64,000 sq ft (5,945 sq m) in a prime position juxtaposing the 'Spirit of Enterprise' sculpture and fronting both the A1307 and the A1017, with wide views extending over open countryside.



Haverhill Gateway – PLOT 100/200

With a total area of 4.07 acres (1.65 hectares) and the possibility to develop up to 100,000 sq ft (9,290 sq m), the opportunity to combine plots 100 and 200 to create a Haverhill Gateway is a unique opportunity. With a bespoke entrance, this would form an ideal foundation to create an iconic headquarters environment.





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PLOT 200

A plot allocated for a single commercial unit of approximately 46,000 sq ft (4,273 sq m) within 1.68 acres (0.68 hectares) fronting the A1307, with predominantly uninterrupted views of open countryside and farmland, whilst being set within landscaped grounds.



Example of 50,000 sq ft office



Haverhill Gateway – PLOT 100/200

With a total area of 4.07 acres (1.65 hectares) and the possibility to develop up to 100,000 sq ft (9,290 sq m), the opportunity to combine plots 100 and 200 to create a Haverhill Gateway is a unique opportunity. With a bespoke entrance, this would form an ideal foundation to create an iconic headquarters environment.





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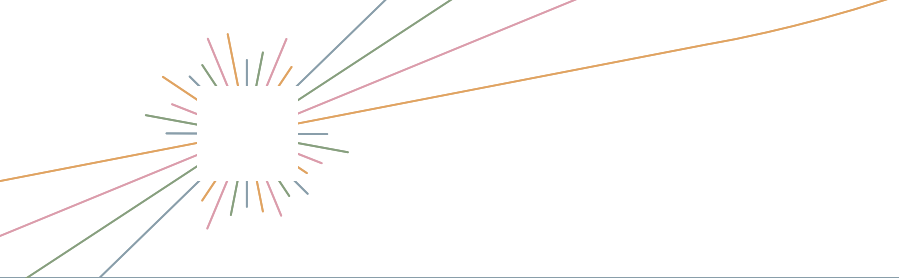
PLOT 300

A 3 acre plot set within the heart of the park, overlooking the attractively landscaped pond and adjoining pathways. Capable of accommodating a single building of 75,000 sq ft (6,968 sq m).



Example of 20,000 sq ft office





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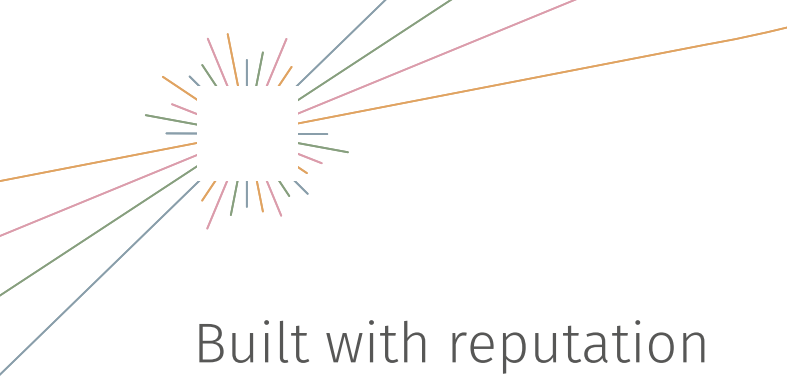
PLOT 400

An 8.8 acre (3.56 hectares) plot, capable of accommodating from 40,000 sq ft (3,716 sq m) up to 230,000 sq ft (21,368 sq m).



Example of 200,000 sq ft office/R&D





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BUILT WITH REPUTATION

Built with reputation

Haverhill Research Park is owned, managed and developed by Jaynic Investments.

An established property company, known for an open, transparent and professional approach. Working with local communities and stakeholders, Jaynic ensures that it creates the most desirable places for businesses to locate to and their team to live and work.

The management team, Nic Rumsey, Andrew Anderson and Ben Oughton have wide experience in the UK property industry and an in-depth knowledge of Cambridge and its surrounding areas specifically. They have built approaching 1 million sq ft of accommodation and carried out over £1 billion of commercial, retail and residential transactions.

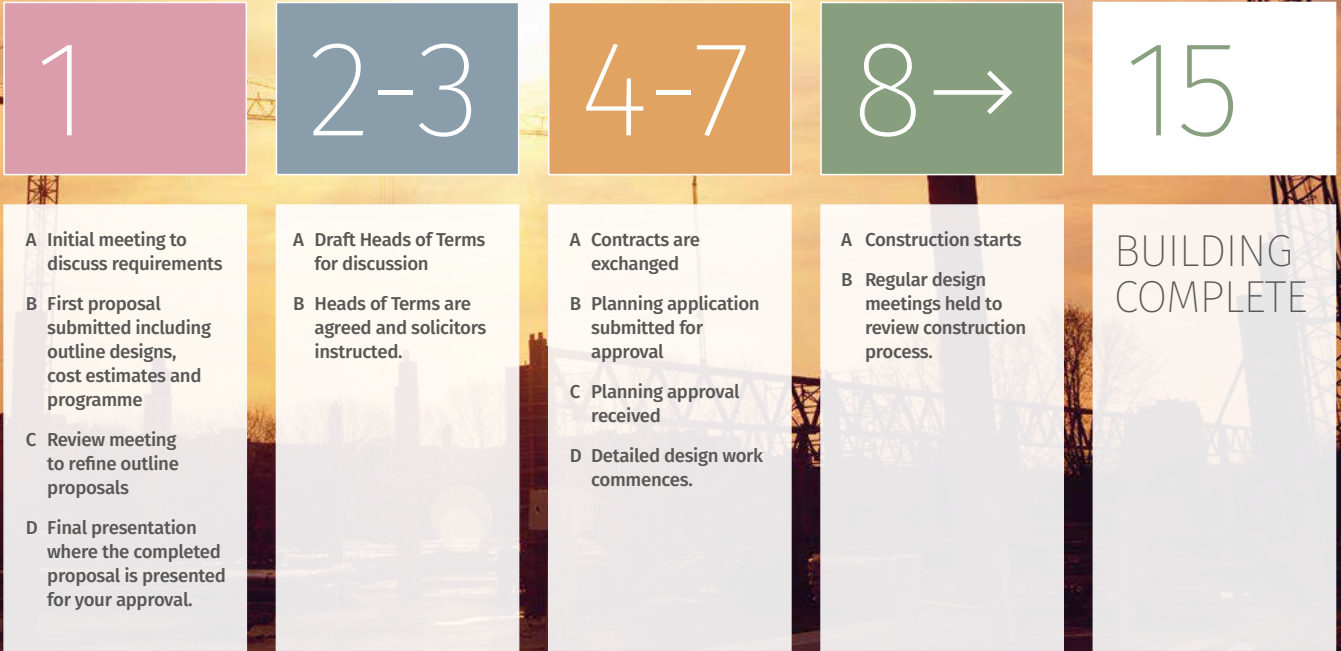
As such, Haverhill Research Park enjoys full backing of the Haverhill and Suffolk Chambers of Commerce and The Cambridge Chamber of Commerce.

St Edmundsbury Borough Council have supported the integrity of the development by offering business rates, relief of up to £275,000 over 5 years, to indicate their commitment to the scheme.



Concept to completion in 15 months or less

With full landscaping and infrastructure in place your new environment is closer than you think. Jaynic offer a proven programme for the development of your building.





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Environmentally aware

Jaynic create estates that are environmentally, economically and socially sustainable and actively look to minimise the impact on the environments in which they are involved.

This is achieved through long-term thinking, designing to cope with climate change and promotion of energy, waste and resource efficiency through the overall design.





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