



## 2 Boundary Road, Haverhill, Suffolk, CB9 7YH

### **MODERN DETACHED LIGHT INDUSTRIAL/WAREHOUSE UNIT**

- Unit providing 2,938 sq ft (272.9 sq m)
- Ground floor offices with ancillary WCs
- Photovoltaic Roof Panels providing green renewable and cheaper electricity
- Secure private estate in an established commercial location
- Approximately 1.5 miles south east of Haverhill

**LOCATION**

Haverhill is an industrial market town centrally located on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 45 miles from the M25, 60 miles from Felixstowe and 63 miles from Greater London. The close proximity to Cambridge provides key economic benefits with direct access via the A1307. In addition, the A11/M11 trunk road enables easy access to Stansted Airport and London.

**DESCRIPTION**

The premises comprise a detached factory/warehouse with integral offices and toilet facilities to the front. The factory is of steel portal frame construction with brick and block infill walls to approximately 2.5 meters with insulated plastic coated steel profile cladding above and to roof. The front offices are of brick construction, with upvc framed double glazed windows under a mono pitched roof. The unit has a concrete floor and suspended sodium lights. There is a roller shutter door with access to the outside loading bay. Three phase electricity with additional generation from roof mounted photovoltaic solar panels is also provided.

The Estate benefits from a fully automated entrance gate which provides additional security to units at night and other non-active periods.

**ACCOMMODATION**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Ed) and provides the following approximate Gross Internal Area: -

**Total GIA:        2,938 sq ft        (272.9 sq m)**

**SERVICES**

Mains electricity, water and sewerage are all connected.

**RENT**

**£16,000 per annum** exclusive.

**SOLAR CHARGE**

Energy generated by the photovoltaic panels and consumed by the tenant will be recharged to the tenant at a rate of 9.6 pence per kwh plus VAT, the

amount charged is subject to annual review in line with increases in general electrical charges.

**LEASE TERMS**

The property is available on a new lease on terms to be agreed. The tenant will be responsible for maintaining the premises in no worse condition than at the commencement of the tenancy.

**VAT**

VAT will be payable on the rent and any other outgoings.

**ESTATES CHARGE**

£327.12 plus VAT per annum (subject to review) will be levied to cover the cost of maintaining the common areas and landscaping.

**RATING**

The property is included in the 2017 Ratings List under 'Workshop and Premises' and has Rateable Value of £10,500. 100% Small Business rates relief is available to businesses occupying premises with a rateable value totalling less than £12,000. For further information please contact Anglia Revenues Partnerships on 01362 656871.

**ENERGY PERFORMANCE CERTIFICATE**

The unit has an EPC rating of D-88. A copy of the EPC is available from the marketing agents on request.

**LEGAL COSTS**

The ingoing tenant is to provide the landlord's solicitor with an undertaking to pay their abortive legal fees if they do not proceed once Heads of Terms are agreed. If the tenant proceeds with the tenancy then each party will bear their own costs.

**VIEWING & FURTHER INFORMATION**

For viewings or further information please contact the joint sole agents Hazells Chartered Surveyors on **01284 702626** or email the following:

**Richard Pyatt MRICS**

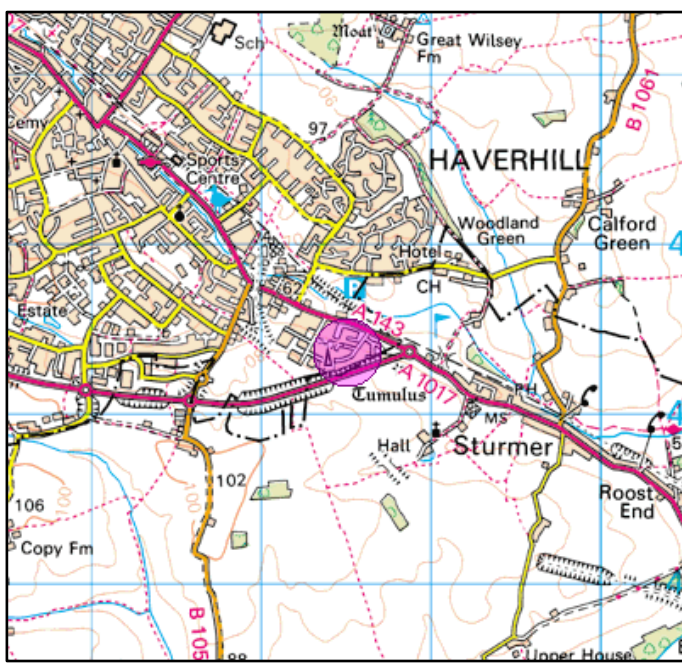
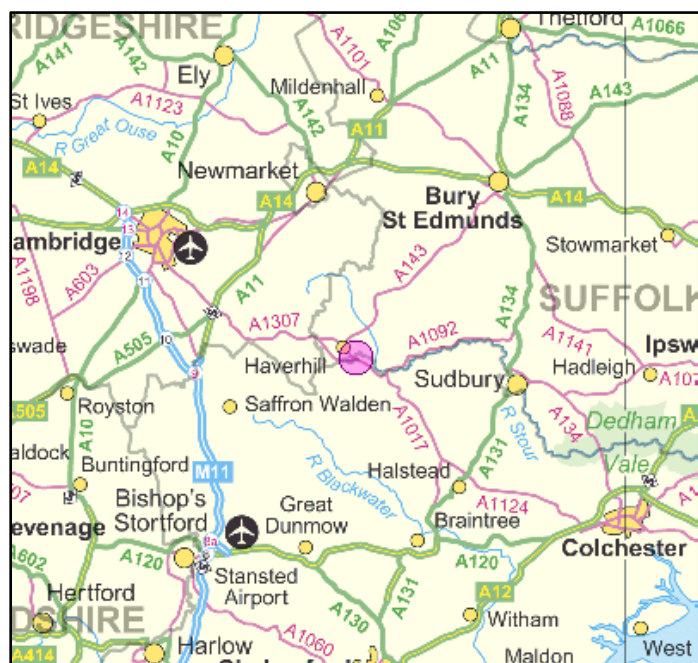
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Viewings strictly by appointment only with Hazells.





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