

# TO LET

# Carter Jonas



**UNITS A4,A5,A6 & A7  
STURMER END INDUSTRIAL ESTATE  
HAVERHILL  
CB9 7UU**

- 3.88m Minimum Eaves Height
- Roller Shutter Doors
- 3,177 sq ft - 22,353 sq ft
- Available Immediately
- Front Yard / Parking

## LOCATION

Haverhill is a rapidly expanding market town situated around 17 miles south east of Cambridge. The town has a population of approximately 22,000, supported by a diverse employment and manufacturing base with good access to the A14/M11 trunk roads and Stansted Airport.

The units are located on Sturmer End Industrial Estate, situated off the A143, to the South East of the town centre.

## DESCRIPTION

There are 4 units available individually or together. The units comprise of a steel portal frame construction with brick and metal cladding elevations. The pitched roofs have recently been replaced to provide insulated and 10% translucent roof panels.

Each unit has minimum eaves of 3.88m and include pedestrian access, a roller shutter, w/c facilities and open floor plates. Existing mezzanines can be provided with the units or removed if required.

There is also parking and yard accommodation to the front of each unit.

## TERMS

A new lease is available on terms to be agreed

## RENTAL

On application

## SERVICE CHARGE

A service charge is payable for grounds maintenance and car park / yard repairs.

## ACCOMMODATION

The units have been measured on a GIA basis in accordance with the RICS Property Measurements 1st Edition (2015)

ACCOMMODATION	Sq Ft	Sq M
Unit A4	3,117	289.57
Mezzanine	2,145	199.36
Unit A5	3,544	329.24
Mezzanine	3,182	295.60
Unit A6	3,626	336.86
Mezzanine	2,512	233.42
Unit A7	3,487	323.94
Mezzanine	679	63.05
<b>TOTAL</b>	<b>22,353</b>	<b>2,076.67</b>

## RATEABLE VALUE

The rates will need to be reassessed if individual units are taken.

Rateable Value for Units A4, A5, A6 & A7: £62,000  
Estimated Rates Payable (April 2017/18): £29,698

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## VAT

We understand that VAT is payable on the rent

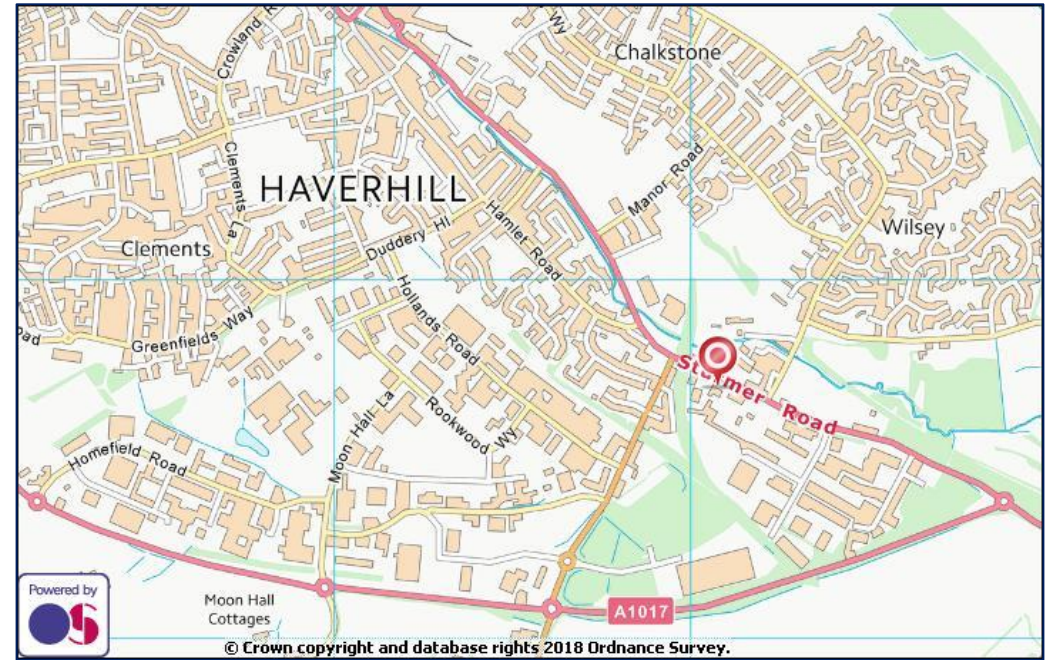
## EPC

EPC: TBC  
Full EPC report available on request.





## POSTCODE: CB9 7UU



## CONTACT

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## Disclaimer

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