

PLOT 4 PRE-LET
20,000 SQ FT WAREHOUSE

HAVERHILL

BUSINESS PARK

PRIME BUILD-TO-SUIT OPPORTUNITIES
FLEXIBLE USES AND UNIT SIZES
FROM 2,500 - 265,000 SQ FT

TOTAL DEVELOPMENT OF
494,770 SQ FT ON SEVEN PLOTS



HELIONS BUMPSTEAD ROAD

PHOENIX ROAD

HELIONS BUMPSTEAD ROAD

PLOT 5
2,500 -
87,840 SQ FT

PLOT 6
2,500 -
25,925 SQ FT

Terence Barker
1962

PETROW
FOOD GROUP

Stagecoach

BUILDBASE

CAMBRIDGE

HID

Days Inn

PLOT 7
2,500 -
21,350 SQ FT

PLOT 4
PRE-LET
20,000 SQ FT
WAREHOUSE

A1017 HAVERHILL BYPASS

BUMPSTEAD ROAD



PLOT 2
75,000 -
98,155 SQ FT

PLOT 1
165,225 SQ FT

**PLOTS 1 & 2
COMBINED**
265,000 SQ FT

ICENI WAY

PLOT 3
15,000 -
52,760 SQ FT



ESSEX ➤

HAVERHILL

BUSINESS PARK

KEY BENEFITS

- ✓ Premium build-to-suit opportunities
- ✓ Highly visible park with good access
- ✓ Allocated for B1/B2/B8 uses
- ✓ BREEAM 'Very Good' rating
- ✓ Fully serviced site
- ✓ Experienced and funded development team of Hammond Rutts Investments and Taurus Developments



ESTABLISHED LOCATION

Haverhill Business Park is prominently located on the A1017 Haverhill Bypass, 19 miles south-east of Cambridge and 18 miles north-east of London Stansted Airport.

Existing occupiers at Haverhill Business Park include; Culina Logistics, Petrow Food Group, Buildbase, Terence Barker Tanks, HID, Stagecoach, Days Inn Hotel and Harvester Public House.

Haverhill has a long established commercial base which already includes occupiers such as Sanofi, Ardex, Sigma Aldrich, Travis Perkins and Screwfix.

BUSINESS

Haverhill continues to enjoy a first class business culture and spirit of enterprise that is much admired across the region. It has successfully adapted to both the information revolution and the challenges posed by this age of technology. The capacity of the town to offer land areas for development has added significantly to its attractions for business expansion in recent years. Its unique position on the borders of three counties - Suffolk, Essex and Cambridgeshire - along with its proximity to Stansted Airport has further enhanced its currency as a prime location for business.

Source: haverhill-uk.com

LIVING

Haverhill offers excellent lifestyle opportunities. The town offers a range of leisure activities including Cineworld, Haverhill Arts Centre, Ten Pin bowling, a vibrant high street and excellent retail, cafés, pubs, restaurants and bars. Sports facilities include a fitness centre, rugby, football, golf, cricket, tennis and squash.



LABOUR & HOUSING

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. This ongoing supply of modern housing is considerably more affordable than areas closer to Cambridge.

Source: onehaverhill.co.uk

Haverhill Business Park is prominently located in south-west Suffolk, close to the borders of Essex and Cambridgeshire.	Labour Pool (working age population)	Earnings by Workplace (Gross weekly pay)	Average House Prices
Haverhill			£238,873
Local District of St Edmundsbury	57,900	£452	
Suffolk	368,600	£467 ↓	£256,194 ↓
Cambridgeshire	349,700	£546 ↓	£321,342 ↓
Essex	732,800	£500 ↓	£317,748 ↓
Cambridge			£424,543 ↓
National		£520 ↓	

Source: nomisweb.co.uk & zoopla.co.uk

HAVERHILL

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HGV DRIVETIMES

■ 1 HOUR ■ 2 HOURS ■ 3 HOURS ■ 4 HOURS

CONNECTIONS (MILES)

A11	12
M11 J10	15
BRAINTREE	17
LONDON STANSTED AIRPORT	18
CAMBRIDGE	19
BURY ST EDMUNDS	20
M11/M25	45
FELIXSTOWE	62

(Source: Google maps)

A DEVELOPMENT BY

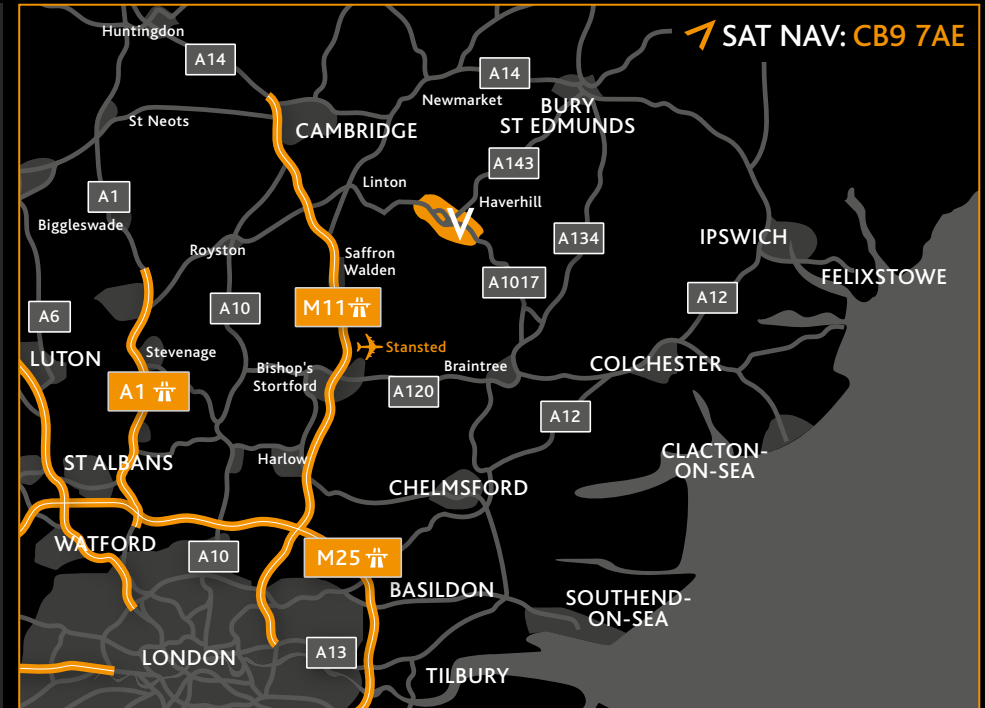
hammondrutts
INVESTMENTS LTD



TERMS

Build-to-suit opportunities available on leasehold terms, subject to planning.

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ALL ENQUIRIES

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