FOR SALE / TO LET
1 - 6 ACRES / 2,500 - 81,500 SQ FT BESPOKE DEVELOPMENT

PLOT 3
SOLD

PLOT 2
SOLD

PLOT 1
SOLD

PLOT 5
3.91 ACRES

PLOT 6
1.12 ACRES

PLOT 7
1.02 ACRES

A1017 HAVERHILL BYPASS

BUMPSTEAD ROAD

PHOENIX ROAD

HELIONS BUMPSTEAD ROAD

ICENI WAY

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; MKM Building Supplies, Culina Logistics, Buildbase, Petrow Food Group, Terence Barker Tanks, Stagecoach, HID, Travelodge 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.

**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

Source: haverhill-uk.com
INDICATIVE ACCOMMODATION

<table>
<thead>
<tr>
<th>Warehouse</th>
<th>First floor offices</th>
<th>Total (GIA)</th>
<th>Yard depth</th>
<th>Car parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 5 Unit 1</td>
<td>36,393 sq ft</td>
<td>3,617 sq ft</td>
<td>40,010 sq ft</td>
<td>40m</td>
</tr>
<tr>
<td>Unit 2</td>
<td>27,018 sq ft</td>
<td>3,014 sq ft</td>
<td>30,032 sq ft</td>
<td>32m</td>
</tr>
<tr>
<td>Plot 6 Unit 3</td>
<td>15,565 sq ft</td>
<td>1,550 sq ft</td>
<td>17,115 sq ft</td>
<td>31.5m</td>
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<tr>
<td>Plot 7 Unit 4</td>
<td>18,589 sq ft</td>
<td>1,690 sq ft</td>
<td>20,279 sq ft</td>
<td>34m</td>
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</table>

Approximate gross internal areas

Haverhill Business Park is prominently located in south-west Suffolk, close to the borders of Essex and Cambridgeshire.

Labour Pool (working age population)

<table>
<thead>
<tr>
<th>Locale</th>
<th>Labour Pool</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haverhill</td>
<td>57,900</td>
</tr>
<tr>
<td>Local District of St Edmundsbury</td>
<td>57,900</td>
</tr>
<tr>
<td>Suffolk</td>
<td>368,600</td>
</tr>
<tr>
<td>Cambridgeshire</td>
<td>349,700</td>
</tr>
<tr>
<td>Essex</td>
<td>732,800</td>
</tr>
<tr>
<td>Cambridge</td>
<td>732,800</td>
</tr>
<tr>
<td>National</td>
<td>732,800</td>
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</tbody>
</table>

Earnings by Workplace (Gross weekly pay)

<table>
<thead>
<tr>
<th>Locale</th>
<th>Earnings by Workplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haverhill</td>
<td>£452</td>
</tr>
<tr>
<td>Local District of St Edmundsbury</td>
<td>£452</td>
</tr>
<tr>
<td>Suffolk</td>
<td>£467</td>
</tr>
<tr>
<td>Cambridgeshire</td>
<td>£546</td>
</tr>
<tr>
<td>Essex</td>
<td>£500</td>
</tr>
<tr>
<td>Cambridge</td>
<td>£520</td>
</tr>
<tr>
<td>National</td>
<td>£520</td>
</tr>
</tbody>
</table>

Average House Prices

<table>
<thead>
<tr>
<th>Locale</th>
<th>Average House Prices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haverhill</td>
<td>£238,873</td>
</tr>
<tr>
<td>Local District of St Edmundsbury</td>
<td>£452</td>
</tr>
<tr>
<td>Suffolk</td>
<td>£256,194</td>
</tr>
<tr>
<td>Cambridgeshire</td>
<td>£321,342</td>
</tr>
<tr>
<td>Essex</td>
<td>£317,748</td>
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<tr>
<td>Cambridge</td>
<td>£424,543</td>
</tr>
<tr>
<td>National</td>
<td>£520</td>
</tr>
</tbody>
</table>

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

(Sources: Google maps)

A DEVELOPMENT BY
hammond ruts
INVESTMENTS LTD

Taurus Developments

TERMS
Build-to-suit opportunities available on
leasehold terms, subject to planning.
Plots also available for sale 1-6 acres.

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HAVERHILL
BUSINESS PARK

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