

**AVAILABLE NOW**



## Phoenix House , Haverhill Business Park, Phoenix Road, Haverhill, CB9 7AE

REFURBISHED WAREHOUSE - AVAILABLE NOW

**Tenure** To Let / For Sale

**Available Size** 37,322 sq ft / 3,467.33 sq m

**Service Charge** N/A

**Business Rates** N/A

**EPC Rating** Upon Enquiry

- Two level access doors
- Well specified office space
- Internal Eaves of 8.61m

## Description

The building comprises a modern industrial warehouse constructed in 2008 which has been recently refurbished to the following specification:

- Portal steel frame construction with clear internal height of 8.61m
- Two level access doors
- Well specified offices with comfort cooling and raised floors

The building is constructed on a site area of 2.59 acres which provides a low density of 33%

## Location

Haverhill is a market town with a current population of about 27,000 and located close to the Suffolk / Essex / Cambridgeshire county boundaries, about 20 miles south east of Cambridge and 12 miles east of the A11 at Little Abington.

This intersection provides dual carriageway access to the M11 to the south about 5 miles away and to the A14 about 9 miles to the north east. Stansted Airport is about 20 miles south east of the town and central London is about 63 miles away. There is no railway station.

Haverhill Business Park is prominently located on the A1017 Haverhill Bypass, 20 miles south-east of Cambridge and 18 miles north-east of London Stansted Airport.

Haverhill is a long established commercial location which already includes occupiers such as Culina Logistics, TAIT, Movianto, MKM Building Supplies, Buildbase, Travis Perkins, and Screwfix.

## Accommodation

The accommodation comprises of the following

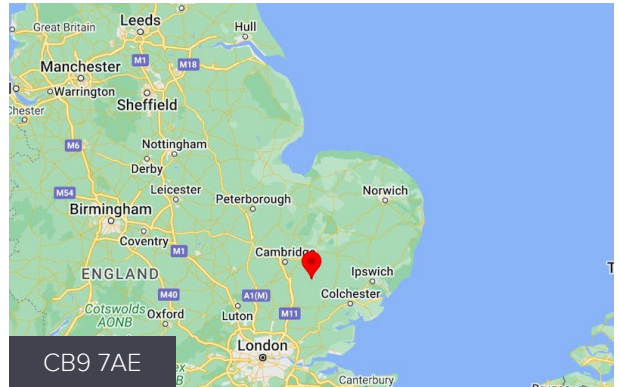
Name	sq ft	sq m	Availability
Ground	22,370	2,078.24	Available
Ground - production space	7,481	695.01	Available
1st - Office	7,481	695.01	Available
<b>Total</b>	<b>37,332</b>	<b>3,468.26</b>	

## Viewings

To view the premises and for any additional information please contact the agents.

## Terms

The property is available by way of a new Full Repairing and Insuring Lease on terms to be negotiated.



## Viewing & Further Information

### Andy Hall

0203 889 1013 | 07824 525 821  
andy.hall@m1agency.co.uk

### Henry Watson

0203 824 9418 | 07951267446  
henry.watson@m1agency.co.uk

### Sophie Cordery

07825380457 | 07825380457  
sophie.cordery@m1agency.co.uk