

## ECONOMICAL & FLEXIBLE OFFICE ACCOMMODATION

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### VARIOUS BUSINESS UNITS

**Approx 258 - 797 Sq Ft (23.97 – 74.04 Sq M)**

**Available – Tenancy at Will Agreements**

- Highly economical terms
- Shared kitchen facilities on each floor
- On-site car parking
- Site security



### CONTACT

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# BUSINESS UNITS – TENANCY AT WILL AGREEMENTS

Approx 260 - 285 Sq Ft (24.15 – 26.48 Sq M)

## Location

Cambridgeshire. Haverhill is 10 miles from the A11, 15 miles from Junction 9 of the M11, 18 miles from Cambridge and 61 miles from the port of Felixstowe.

Hollands Road is one of the principal industrial areas in Haverhill, just off the southern bypass.

## Description

The offices form part of a two storey multi-occupied serviced office centre with the following office suites currently available:

Suite No.	Floor	Area (Sq Ft)	Rent – Per Month Exclusive
9a	First Floor	797	£670
10	First Floor	286	£240
12	First Floor	258	£215
16	First Floor	466	£388

## Terms

The offices are immediately available on a Tenancy at Will basis.

Rent is inclusive of heating, water, electricity, cleaning of communal parts and buildings insurance. It is exclusive of business rates, telephone / internet or contents insurance or cleaning of individual units.

## Service Charge

A service charge of £3.50 per sq ft is payable which includes heating, electricity, cleaning of communal parts and buildings insurance. It does not include telephone / internet, contents insurance or cleaning of individual units.

## VAT

All rents, costs and prices and quoted net of VAT which is payable. Any incoming tenants must settle themselves independently as to the instance of VAT in respect of the building.

## Energy Performance Certificate

HM Government

Wisdom Facilities Centre  
The Saturn Centre, 42 Hollands Road  
HAVERHILL  
CB9 8SA

Certificate Reference Number:  
9897-3069-0166-0800-8905

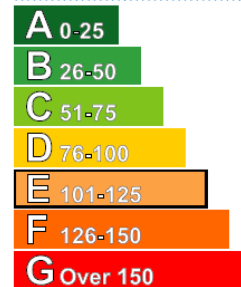
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



117 This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1079  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 73.43

## Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built  
91 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Office 01223 315716

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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## IMPORTANT INFORMATION

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