

# HAVERHILL

## BUSINESS PARK

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

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TOTAL DEVELOPMENT OF  
494,770 SQ FT ON SEVEN PLOTS

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## 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](http://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](http://onehaverhill.co.uk)

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

Source: [nomisweb.co.uk](http://nomisweb.co.uk) & [zoopla.co.uk](http://zoopla.co.uk)



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**  
2,500 -  
43,530 SQ FT

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** ➔

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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

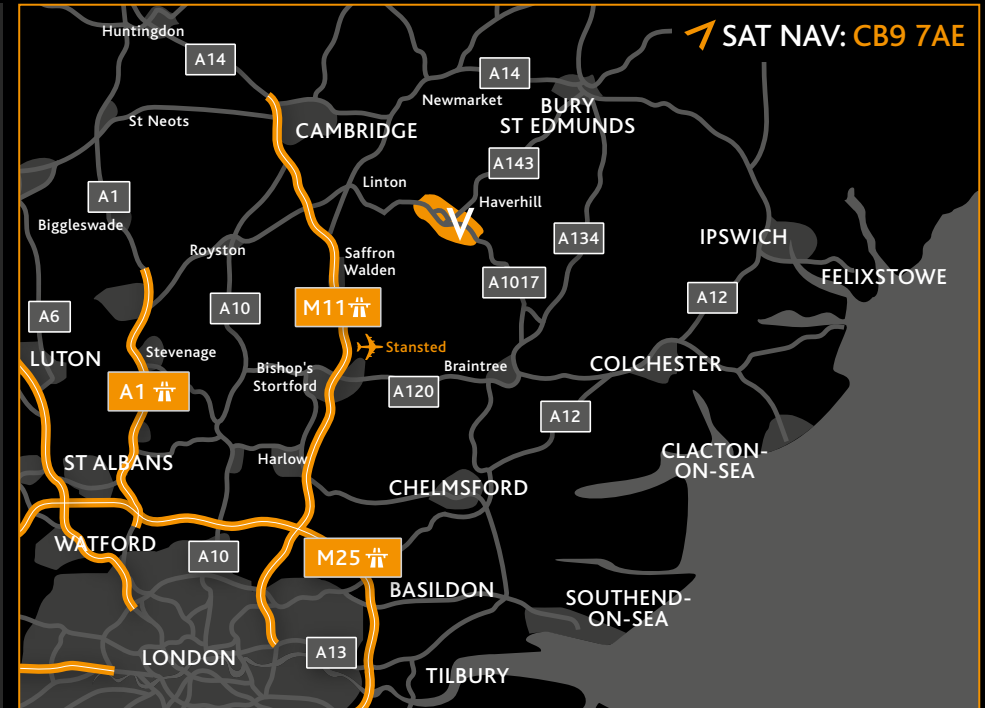
**hammond**rutts  
INVESTMENTS LTD



### TERMS

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

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### ALL ENQUIRIES

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