

Trade Space

HAVERHILL BUSINESS PARK

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

OPPORTUNITY

An excellent opportunity to acquire new trade counter premises with roadside frontage to the A1017 Haverhill Bypass in Suffolk, next to the borders of Essex and Cambridgeshire.

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:

SCREWFIX

SIGMA-ALDRICH



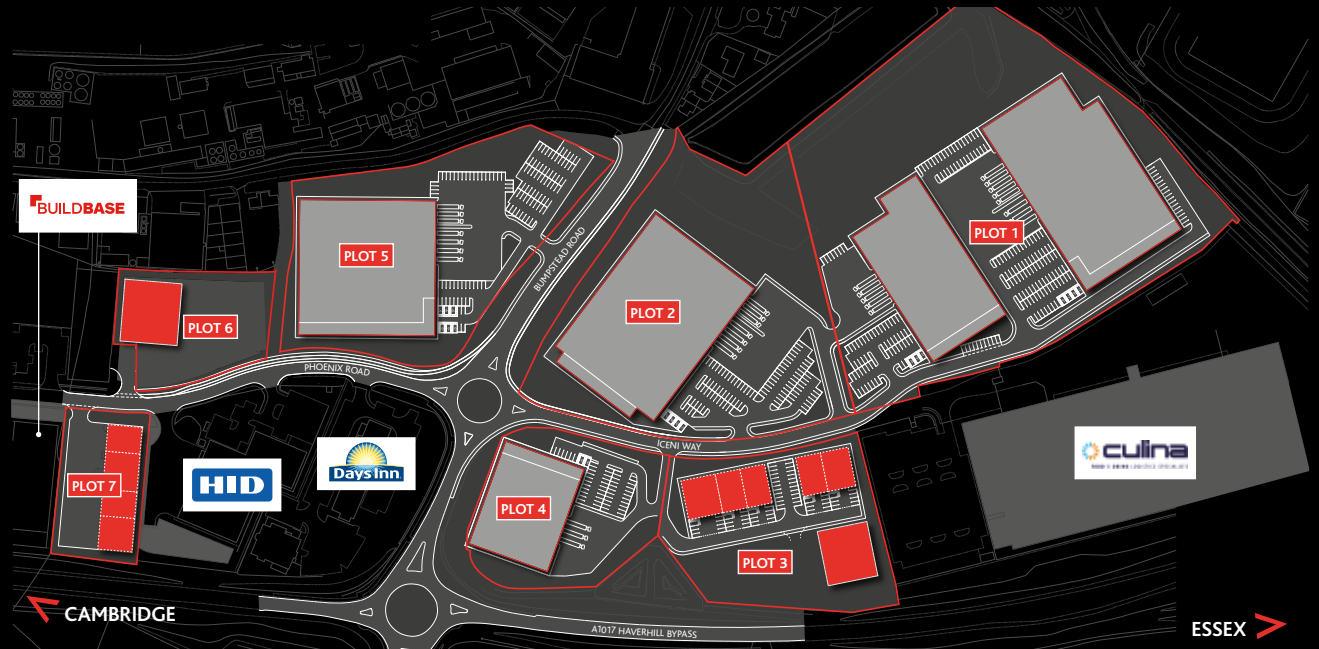
FLEXIBLE BUILDING SIZES

PLOT 1	165,225 SQ FT
PLOT 2	75,000 - 98,155 SQ FT
PLOTS 1 & 2	265,000 SQ FT
PLOT 3	2,500 - 35,710 SQ FT
PLOT 4	2,500 - 43,530 SQ FT
PLOT 5	2,500 - 87,840 SQ FT
PLOT 6	12,055 SQ FT
PLOT 7	2,500 - 19,855 SQ FT

Gross external areas

KEY BENEFITS

- ▲ Highly visible development opportunities
- ▲ Roadside frontage to Haverhill Bypass
- ▲ Strategic location with good access
- ▲ BREEAM 'Very Good' rating
- ▲ Potential to accommodate up to 265,000 sq ft in a single building (subject to planning)
- ▲ Allocated for B1/B2/B8 uses
- ▲ Fully serviced site
- ▲ Experienced and funded development team of Hammond Rutts Investments and Taurus Developments



CAMBRIDGE

ESSEX

SAT NAV: CB9 7AE

