

Haverhill Business Park, CB9 7AE



phoenix house

## Modern Industrial Warehouse Unit

37,322 sq ft To Let  
Available Now





# Fully Refurbished Industrial Unit

Phoenix House is a high quality headquarter-style detached premises with an attractive prominent position on Phoenix road. The unit has recently undergone a substantial refurbishment bringing the building in line with a Grade A specification.

Phoenix House	SQ FT	SQ M
Warehouse	22,370	2,077.36
Ground Floor Office	7,481	694.97
First Floor Office	7,481	694.97
<b>Total</b>	<b>37,322</b>	<b>3,467.3</b>



Two Level Access Doors



8.61m Clear Internal Height



250 KnM<sup>2</sup>



2.59 Acres Site



66 Car Parking Spaces



EPC Rating B



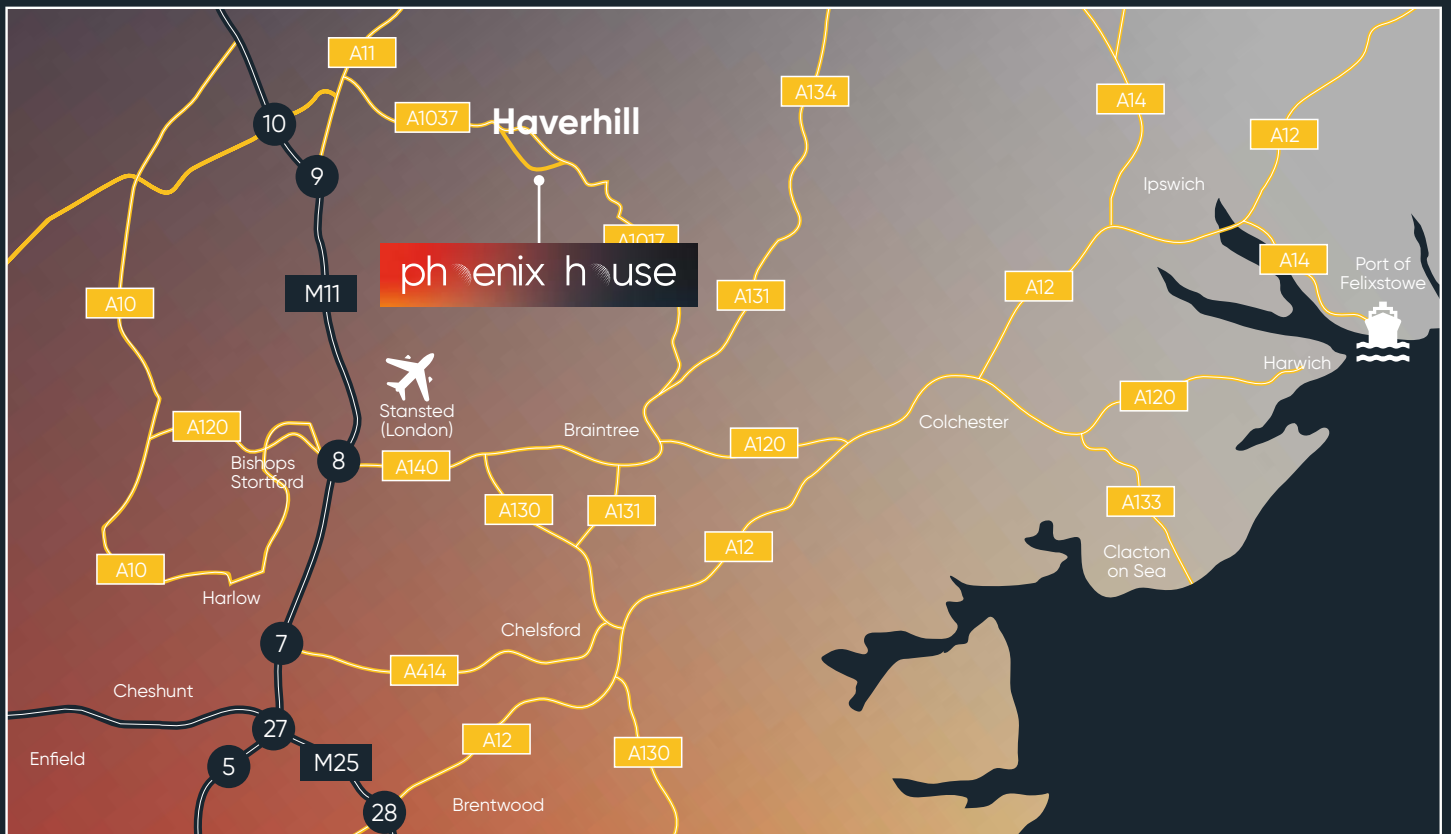
High Specification Offices



Landscaped Environment







## Terms

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

## 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.

Haverhill Business Park is prominently located on the A1017 Haverhill Bypass, 20 miles south-east of Cambridge and 50 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**. Phoenix House sits within close proximity to the Haverhill Research Park and Cambridge Science park offering a variety of potential use.

## Distance

Car	Miles	Mins
A11	12	22
M11 J10	15	23
Stanstead Airport	18	34
Cambridge	19	31
Bury St Edmonds	20	37
M11/M25	45	1hr 30

## Viewings

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



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