

01223 467155

eddisons.com

OFFICE SUITES - TO LET

Eddisons

Incorporating Barker Storey Matthews



CHAUNTRY MILLS, HAVERHILL, SUFFOLK, CB9 8AZ

Rent: from £6,332 per annum

- Various office suites
- Town centre location; car parking available
- 3 months rent free with all lettings
- Rent Inclusive of services

**Size: 29 - 309 sq m
(316 – 3,433 sq ft)**

LOCATION

Haverhill is a fast expanding town located approximately 17 miles south east of Cambridge. Close to the Suffolk, Essex and Cambridgeshire borders, the town enjoys good road links via the A1307 to the A11 and the motorway network beyond. London Stansted Airport is only 20 miles distant. The town has a population of around 27,000.

The subject property is centrally located off Market Street and benefits from being in close proximity to the many shops and amenities the town centre has to offer.

DESCRIPTION

The available suites are on first and second floors and are available separately or combined. The offices benefit from shared kitchen and WC facilities. There is security access control to the building and CCTV across the site.

Allocated car parking spaces are available by separate agreement. In addition, there is an adjacent public car park within 50 metres.

ACCOMMODATION

The following office suites are available:

1st Floor

Room 1	445 sq ft	(41 sq m)
Room 2	209 sq ft	(19 sq m)
Suite	1,512 sq ft	(140 sq m)
Total	2,166 sq ft	(201 sq m)

2nd Floor

Room 68	426 sq ft	(30 sq m)
Room 70	316 sq ft	(29 sq m)
Total	742 sq ft	(60 sq m)
Overall Total	3,433 sq ft	(310 sq m)

All measurements are approximate net internal area.

BUSINESS RATES

The Rateable Value (RV) of the offices is to be reassessed for individual suites. It is expected that the RV will be below £12,000, and therefore there will be no rates payable during 2022/23 for a UK registered business for which this will be its only occupied commercial premises.

RENT

The offices are available at the following rents which are inclusive of service charge:

1st Floor

Room 1	£8,900 per annum
Room 2	£4,165 per annum
Suite	£28,500 per annum

2nd Floor

Room 68	£8,524 per annum
Room 70	£6,332 per annum

VAT

We understand that VAT will be charged on the rent.

EPC

A copy of the EPC is available on request.

LEASE TERMS

New leases are available for a term of three years with a rolling mutual break option after 18 months.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact: Ben Green/Joe Berry

Tel: 01223 467155

ben.green@eddisons.com/joseph.berry@eddisons.com

Ref: 112252 240712

For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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