01223 467155 eddisons.com OFFICE SUITES - TO LET





## **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.

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#### **RFNT**

The offices are available at the following rents which are <u>inclusive</u> of service charge:

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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	f6.332 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

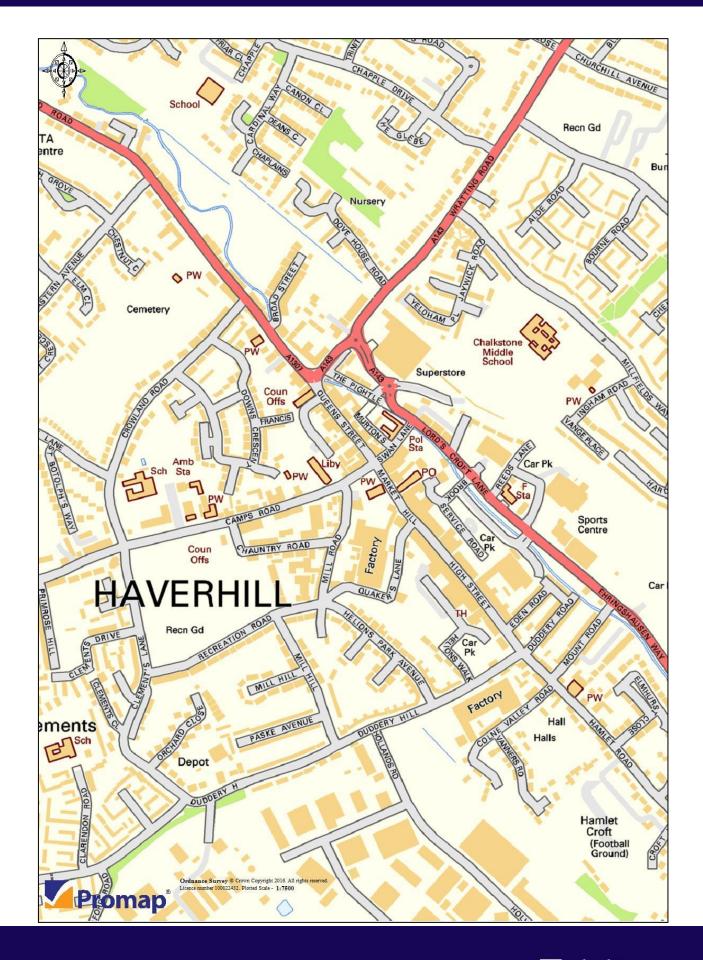
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