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eddisons.com

OFFICES & LABORATORIES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**THE EPICENTRE, HAVERHILL RESEARCH PARK, ENTERPRISE WAY, HAVERHILL,
SUFFOLK CB9 7LR**

Rent: on application

- Modern high quality serviced offices & fitted laboratories
- Shared and dedicated space on flexible licence agreement & inclusive rent
- Thriving business hub with meeting rooms, café, business support & events
- Easy access to Cambridge and its surrounding science / business parks

**Size: 280 - 2,750 sq ft
(26 - 255 sq m)**

LOCATION

The EpiCentre is strategically located on the Haverhill Research Park, within easy reach of Cambridge City Centre and part of the South Cambridge Business Technology Cluster.

- 17 miles south east of Cambridge (35 mins)
- Excellent access to the A11/M11 and the A14
- Easy access to London, Stansted Airport (40 minutes) and the M25
- Easy access to the A1(M) north
- Next to 'Spirit of Enterprise' roundabout on A1307



DESCRIPTION

Exceptional serviced offices and fitted laboratories in well managed thriving business hub. The EpiCentre offers high quality modern office and laboratory accommodation conveniently located on the Haverhill Research Park within easy reach of Cambridge and part of the South Cambridge Business Technology Cluster.

Features include:

- flexible license agreements with inclusive rent
- staffed reception
- range of office sizes
- dedicated lab space and shared lab benches
- customisable spaces to suite occupiers' size needs
- café with large seating area
- meeting & conference rooms to hire
- IT management system
- free business support network events

ACCOMMODATION

A range of suite sizes are immediately available from approximately 280 sq ft (26 sq m) up to 2,750 sq ft (255 sq m).



TERMS

12 month licence agreement, or longer by agreement.

RENT

Available on application.

FURTHER INFORMATION & VIEWING

Visit the EpiCentre website at www.epicentrehaverhill.co.uk

For viewings contact Eddisons:-

Contact: Ben Green/Joe Berry

Tel: 07825 309599/01223 467155

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

Ref: 821.157063 12.02.24



For more information, visit eddisons.com

T: 01223 467155

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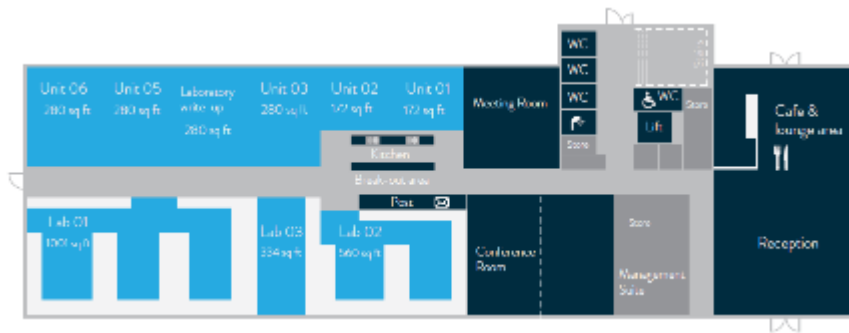
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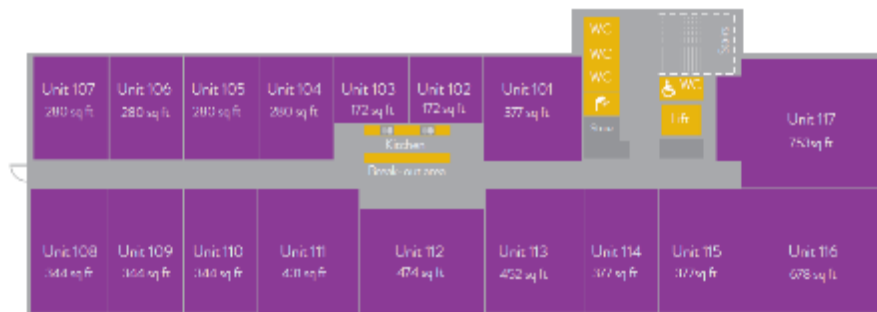
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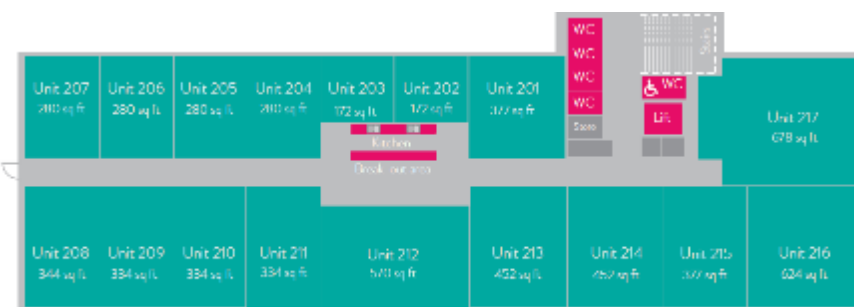
GROUND FLOOR PLAN

Office / lab space
Communal space / facilities



FIRST FLOOR PLAN

Office space
Communal space / facilities



THIRD FLOOR PLAN

Office space
Communal space / facilities

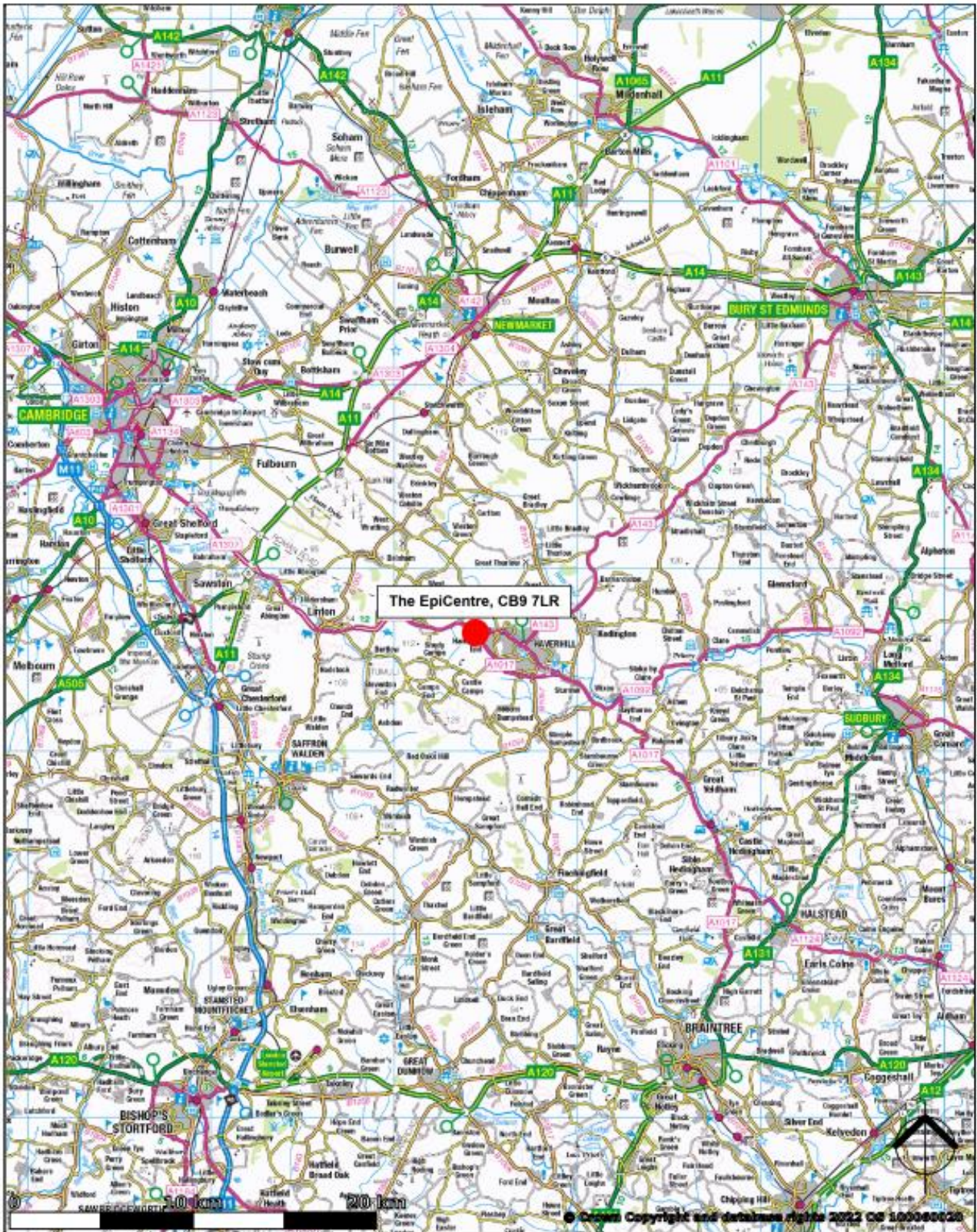
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