

01284 702655

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OFFICES- TO LET

Eddisons

Incorporating Barker Storey Matthews



PROVINCIAL HOUSE, 32 HIGH STREET, HAVERHILL, CB9 8AR

RENT: £15,600 to £95,000 per annum exclusive Sizes: 161 sqm (1,733 sqft) to 1,036sqm (11,151sqft) NIA

- 2nd and 3rd floor office space with on-site facilities management/security
- Town centre location
- Rear public car park with EV charging
- To be refurbished ready for tenant fit-out including LED lighting and decoration

LOCATION

Haverhill is a fast-expanding town located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex and Cambridgeshire borders. The town enjoys good road links via the A1307 to the A11 and the national motorway network beyond. London Stansted Airport is only 20 miles distance, and the town has a population of around 27,000. The property is located along the High Street next to the arts centre car park. Nearby occupiers include: Glasswells Furniture, Greggs, Papa Johns Pizza, Pound Stretcher and Iceland supermarket.

DESCRIPTION

The available space is arranged into two suites, one located on the 2nd floor which will be a newly divided suite and the whole 3rd floor is also available. The offices provide open plan accommodation and benefit from good levels of natural light. Both available suites will have their own internal tea points. WCs are located on each floor and have recently been refurbished. There are three separate meeting rooms located on the 2nd floor available for individual hire. The specification includes: double glazing, insulated walls, suspended ceilings, raised floors, air circulation/heating systems and two passenger lifts. The landlord intends to refurbish the 3rd floor by removing the existing carpet tiles, replacing lighting for LEDs and decorating throughout.

SERVICES

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Second floor	161sqm	(1,733sqft)
Third floor	1,036sqm	(11,151sqft)

The areas are measured on a net internal area basis and are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the second and third floors are currently assessed together and have a current rateable value of £171,000 (2023 assessment). These will need to be re-assessed.

For the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The second floor suite is available at a rent of £15,600per annum exclusive whilst the third floor is available at a rent of £95,000per annum exclusive. Rents are quoted exclusive of VAT service charge and all other outgoings. We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to be responsible for their own legal fees.

SERVICE CHARGE

A service charge will be levied in respect of upkeep of the communal areas of the building. Further details to be provided.

EPC

The property has a current EPC rating of C (74).

PLANNING

The property has most recently been used for offices under class E and we expect similar uses to be appropriate. Interested parties are however advised to make their own enquiries of West Suffolk Council's planning department and to satisfy themselves as to the suitability of the current planning consent in relation to their proposed use.

LEASE TERMS

The suites are available on new leases for terms to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:

Eddisons

incorporating Barker Storey Matthews

Unit 12 Forbes Business Centre, Kempson Way, Bury St

Edmunds, Suffolk, IP32 7AR.

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Important Information

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Plotted Scale - 1:1,250

For identification purposes only

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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