



**BUILDINGS FROM 10-44,000 SQ FT
(929 – 4,087 SQ M) GIA**

**SUITABLE FOR E(G) USES - LIGHT INDUSTRIAL,
RESEARCH & DEVELOPMENT AND OFFICES**
OTHER USES WILL BE CONSIDERED, SUBJECT TO PLANNING

PLOT 200 HAVERHILL RESEARCH PARK

HAVERHILL, SUFFOLK, CB9 7LR

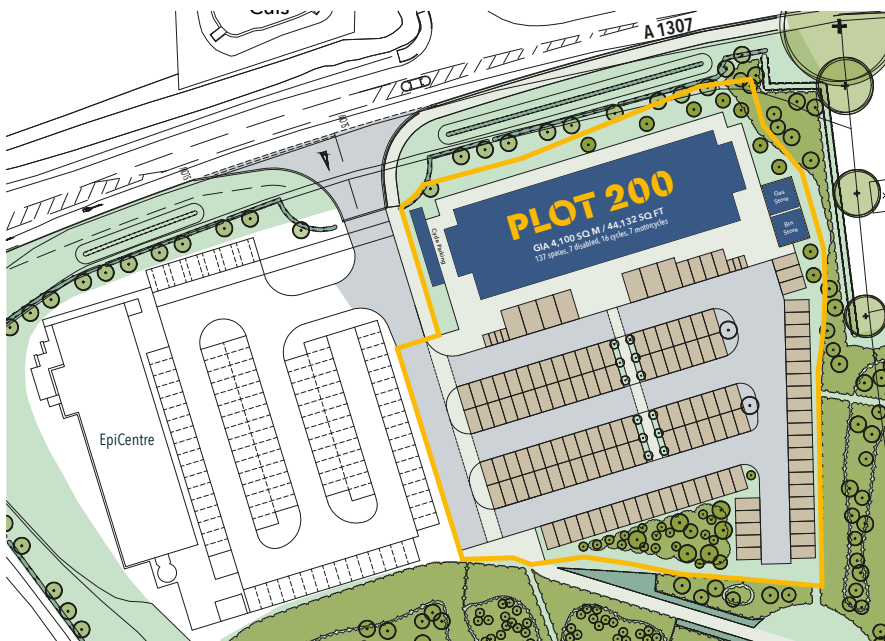
**BESPOKE DESIGN & BUILD
ENQUIRIES WELCOME ON FREEHOLD
OR LEASEHOLD BASIS**
PLOT SALE WILL ALSO BE CONSIDERED

PLOT 200 IS THE FINAL PLOT AVAILABLE AT HAVERHILL RESEARCH PARK.

The plot is located adjacent to the EpiCentre a 30,000 sq ft office and laboratory building with an onsite café and meeting/conference facilities. The park benefits from an onsite pub/restaurant and a nursery as well as local services including a Sainsbury's supermarket. The plot has predominantly uninterrupted views, frontage along the A1307 and mature landscaped grounds including a footpath to the nearby feature lake.



▲ INDICATIVE LAYOUT SHOWING 30,000 SQ FT (2,787 SQ M) INDUSTRIAL BUILDING INCLUDING 5,000 SQ FT (464 SQ M) OF OFFICES



◀ INDICATIVE SITE PLAN SHOWING 44,000 SQ FT (4,087 SQ M) OFFICE BUILDING

THE PLOT CAN ACCOMMODATE A SINGLE BUILDING OF 44,000 SQ FT (4,087 SQ M) WITHIN THE 1.85 ACRE PLOT.

SINGLE BUILDINGS WILL BE CONSIDERED FROM 10,000 SQ FT (929 SQ M).



EXAMPLE OF 20,000 SQ FT OFFICE



EXAMPLE OF 40,000 SQ FT OFFICE

EXAMPLE OF LIGHT INDUSTRIAL BUILDING



PLANNING

The plot benefits from outline planning permission for E(g) use which is offices, research & development and light industrial. A reserved matters planning application would need to be submitted.

SERVICES

All main services are available to the plot. Electricity of 750 KVA is allocated.

THE OFFER

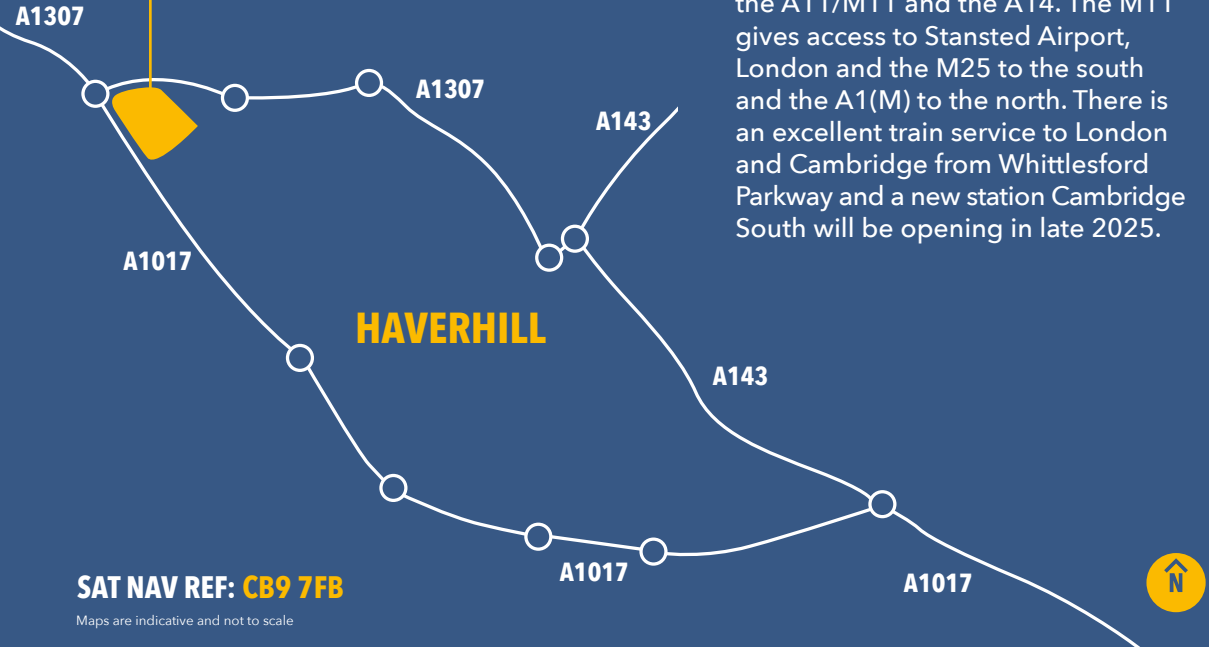
We are offering turnkey properties on either a freehold or leasehold basis on terms to be agreed. Subject to planning, buildings can be delivered within 9 months. Alternatively, the sale of the whole plot will also be considered.



PLOT 200

LOCATION

Haverhill is located 17 miles south east of Cambridge on the A1307. It benefits from excellent access to the A11/M11 and the A14. The M11 gives access to Stansted Airport, London and the M25 to the south and the A1(M) to the north. There is an excellent train service to London and Cambridge from Whittlesford Parkway and a new station Cambridge South will be opening in late 2025.



SAT NAV REF: **CB9 7FB**

Maps are indicative and not to scale

FURTHER INFORMATION

CHEFFINS

01223 213666

WILL BROWN

07786 380195

will.brown@cheffins.co.uk

PHILIP WOOLNER

07768 821399

philip.woolner@cheffins.co.uk

ALEXANDER SMITH

01223 271970

alexander.smith@cheffins.co.uk

ABOUT THE DEVELOPER

JAYNIC

JAYNIC IS AN ESTABLISHED PROPERTY COMPANY FOCUSING ON LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT IN THE SOUTH AND EAST OF ENGLAND.

Over the last 5 years Jaynic has developed over 3m sq ft of business space in Suffolk. They have been responsible for the creation of several major employment sites in West Suffolk and further afield including:

- Suffolk Park, Bury St Edmunds
- Gateway 14, Stowmarket
- Haverhill Business Park
- Buckingway Business Park, Cambridge
- University of Essex Knowledge Gateway, Colchester

Disclaimer These particulars do not constitute an offer or contract or any part thereof. Cheffins do not make or give either of these particulars or during negotiations or otherwise any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of Cheffins or the vendors or lessors, and no responsibility is taken for any omission, error, or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. January 2025.