



The Property People

High quality office / laboratory / technology space, Innovation Centre, Day Nursery, Hotel and a Family Pub / Restaurant





- **New, high quality, prestigious business park on a 20 acre landscaped site**
- **Master planned to create an low density and high quality landscaped environment**
- **Prime location approximately 17 miles south of Cambridge**
- **Less than 10 miles from the A11 South Cambridge science park cluster**
- **Members of UKSPA, Haverhill Enterprise, One Nucleus, Cambridge Network, Cambridge Wireless, Haverhill Chamber of Commerce and Cambridge Cleantech**

DESCRIPTION

Haverhill Research Park is the new home for technology companies on the Suffolk, Essex and Cambridgeshire border. Cambridge facing and with a Cambridge post code, Haverhill Research Park will bring the Cambridge science park environment to Haverhill.

Master planned to create a low density and high quality landscaped environment where people and businesses can interact and thrive, Haverhill Research Park will provide up to 450,000 sq ft of office / laboratory / technology and supporting accommodation for a wide spectrum of companies from start ups to global players.

LOCATION

Haverhill Research Park is well located approximately 17 miles south of Cambridge along the A1307 on the north western edge of Haverhill. It is the fastest growing town in Suffolk. Importantly, Haverhill Research Park is less than 10 miles from the A11 Cluster which incorporates Addenbrookes, Babraham Research Campus, Granta Park, Chesterford Research Park and the Wellcome Trust Genome Campus.

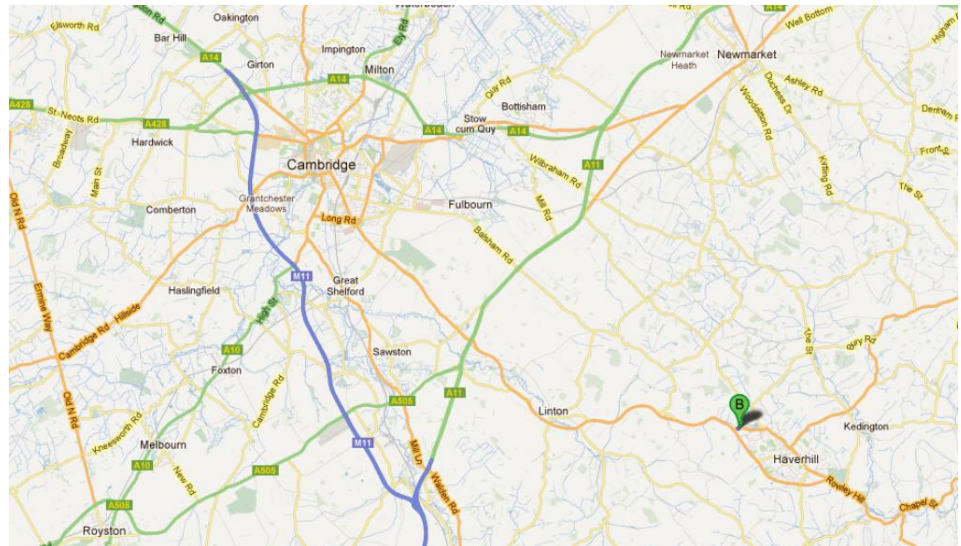
Nearby towns include Newmarket (14 miles), Saffron Walden (15 miles), Bury St Edmunds (20 miles) and Colchester (28 miles). Central London is approximately 54 miles away.

Haverhill Research Park taps into the region's excellent transport infrastructure with fast and easy access to Junction 9 of the M11 as well as the A11 and A14. The park further benefits from being south of Cambridge in an area that avoids the traffic congestion which affects the city and its immediate surroundings.

The M11 connects Cambridge to London and major airports including Stansted which is approximately 16 miles away. Rail services to London Liverpool Street via Audley End are available in approximately 1 hour 20 minutes.



Haverhill Research Park – Proposed Office / R&D Accommodation



Haverhill Research Park – Proximity To Cambridge

AVAILABILITY

Haverhill Research Park will be a new, high quality, prestigious business park on a 20 acre landscaped site providing a wide range of business accommodation including offices / R&D space, innovation centre, hotel, day nursery and a family pub / restaurant.

Offices / R&D space

17.09 acres has been allocated for office / R&D space which can provide up to 450,000 sq ft of accommodation ensuring that the park is well placed to cater for a wide range of potential occupiers that require B1 (Business) accommodation to occupy on a pre let / sale basis.

Innovation Centre

It is envisaged that the proposed Innovation Centre will accommodate a range of technology companies from start up's to SME's as well as satellite offices for larger companies seeking a foothold in the local market place. It will also provide space for companies providing commercial services or support for technology based businesses both in the Innovation Centre and wider local market.

The Haverhill Research Park development team are working with a wide range of potential partners including St Edmundsbury Borough Council, MENTA, the Chamber of Commerce, University Campus Suffolk and Anglia Ruskin University to explore the best means of delivering an Innovation Centre to Haverhill.

Day Nursery

Proposals are currently being sought for a new day nursery. The facility will be positioned within the heart of the development allowing easy access for both employees of businesses that are based at the park as well as those families that are living within the new and existing residential homes in close proximity.

Hotel

Proposals are currently being sought for a new hotel development of around 40 – 80 bedrooms. The hotel will be in close proximity to the family pub / restaurant which fronts the A1307 with allocated parking and landscaped grounds. The hotel shall be a significant asset to those businesses that choose to locate themselves at the park as it will provide onsite overnight accommodation for visiting clients and business partners – something that many other competing parks cannot facilitate.

Family Pub / Restaurant

A site has been allocated for a new family pub / restaurant which shall front the A1307 providing excellent visibility to passing trade. It is envisaged that this facility will be suitable for both families and for formal business lunches alike. There will be allocated parking for visitors as well as a garden area forming part of the surrounding grounds. In close proximity will be the new residential development providing approximately 150 new quality homes. It is envisaged that the new homes will be ready for occupation from mid 2013 onwards.



Proposed residential properties (left of road), family restaurant / pub (right of road) and hotel (behind). Office / R&D space to the rear.

DEVELOPMENT PROGRAMME

Planning permission was approved for the scheme on November 24th 2011. As such the development programme remains on schedule, with completion of the infrastructure and park environment by the end of 2012.

Should a company agree a design and specification for a new building now then, subject to planning, this property could be developed in parallel to the Infrastructure works. This means a new building could be ready for occupation by the end of 2012.

TENURE

The commercial properties at Haverhill Research Park are currently being offered on a Leasehold basis on pre let terms or Freehold as Presales.

RENT

Available on application.

BUSINESS RATES

To be assessed.

VAT

VAT will be payable.



Haverhill Research Park – Approved Masterplan



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