

HAVERHILL  
RESEARCH PARK





# NEW HORIZONS

Haverhill Research Park  
is a significant opportunity, within  
the South Cambridge business  
and technology cluster, to develop,  
evolve or transform your business.

# WELCOME TO HAVERHILL RESEARCH PARK

**With full infrastructure and landscaping in place we can establish your Cambridge presence, from concept to completion, within just 15 months.**

Home to influential sectors including bio science, electronics, advanced materials, software, printing, instruments, engineering and clean tech, this is your opportunity to become part of the Cambridge phenomenon.

Situated at the Northern edge of Haverhill, a town of entrepreneurial spirit, and within 17 miles of Cambridge, Haverhill Research Park also gives easy access to the A11/M11 leading to Stansted Airport and London.

This is an opportunity to relocate your business, ready for new horizons.

- 30 acres of landscaped grounds with full infrastructure ready to build on
- 450,000 sq ft of B1 a, b & c (offices, R&D, light industrial) planning consent over 4 plots
- Tailored pre-let property solutions within 15 months
- Business rates relief of up to £275,000 for first qualifying occupier
- On-site pub/restaurant and nursery with excellent local facilities nearby.





# Cambridge Business and Technology Cluster

## The intelligence of Cambridge changes the Business world.

Few locations have such global recognition and even fewer live up to their reputation. Cambridge nurtures some of the world's leading advances in technology and science in business and as such, plays host to some of the most diverse and dynamic companies in the world.

For decades leading organisations, SME's and start-ups, have chosen to locate in and around Cambridge, forging one of the largest and most successful business and technology clusters in the UK and beyond.

Access to world-class research, greater opportunities for collaboration and access to highly skilled employees have been the catalyst for development and, in turn, are key to the continuing success of the region.

A spirit of collaboration exists in the Cambridge Business and Technology Cluster, where businesses learn from each other through contact partnerships.



12x £250m+

companies  
in Cambridge  
with revenue  
exceeding £250m

160+  
life science  
companies

1,500+  
technology  
based firms



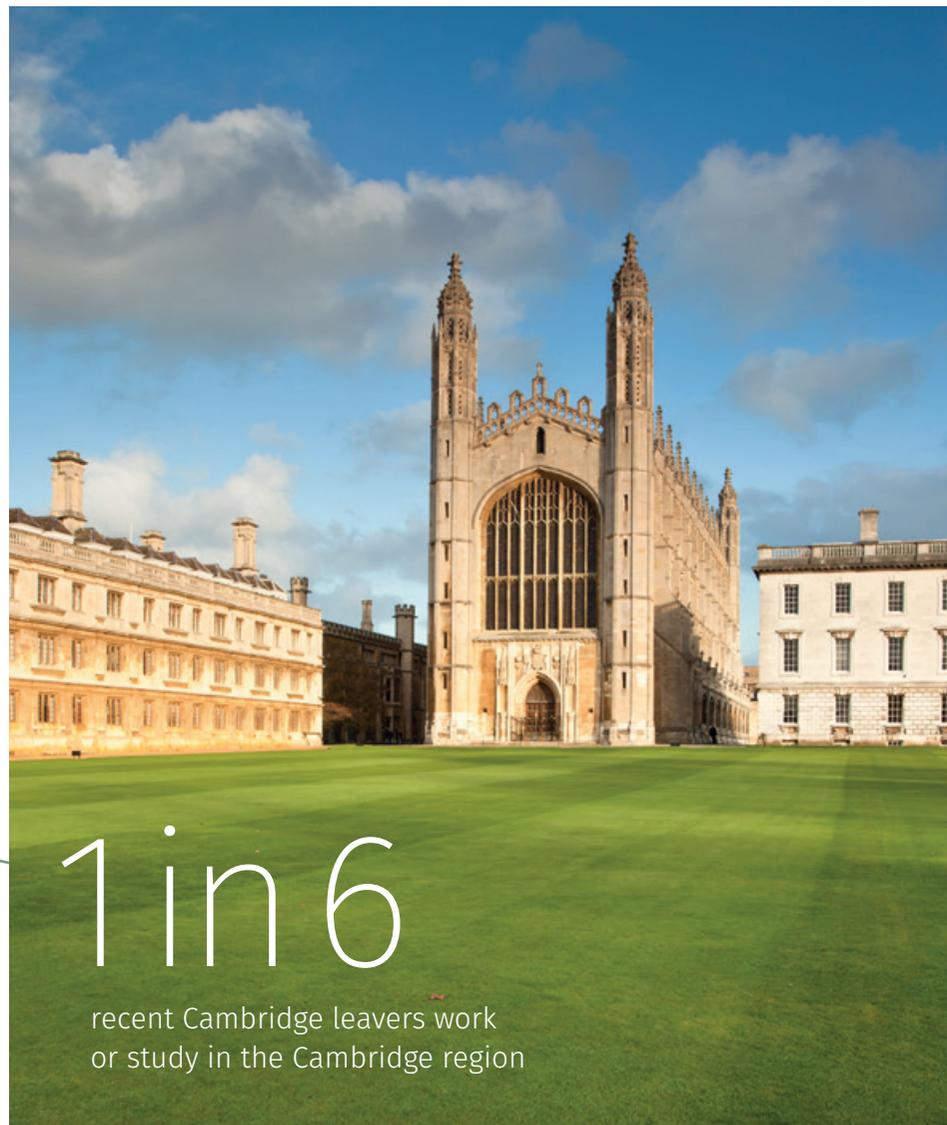
330

150+

physical science and engineering companies



+ IT and telecoms companies



1 in 6

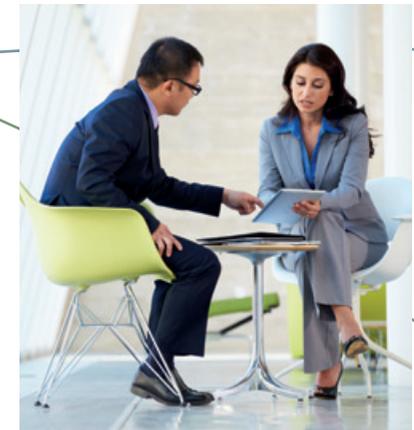
recent Cambridge leavers work or study in the Cambridge region

57,000+

people employed

14x \$1bn  
2x \$10bn

companies that have come from the Cambridge Technology Cluster



£13bn  
total revenue

# South Cambridge Business and Technology Cluster

A10

M11

3

5

4

7

6

2

1

Haverhill  
Research  
Park

2

Chesterford  
Research  
Park

3

Melbourn  
Science  
Park

4

Wellcome  
Trust Genome  
Park

5

Harston Mill

6

Granta Park

7

Babraham  
Research  
Park

8

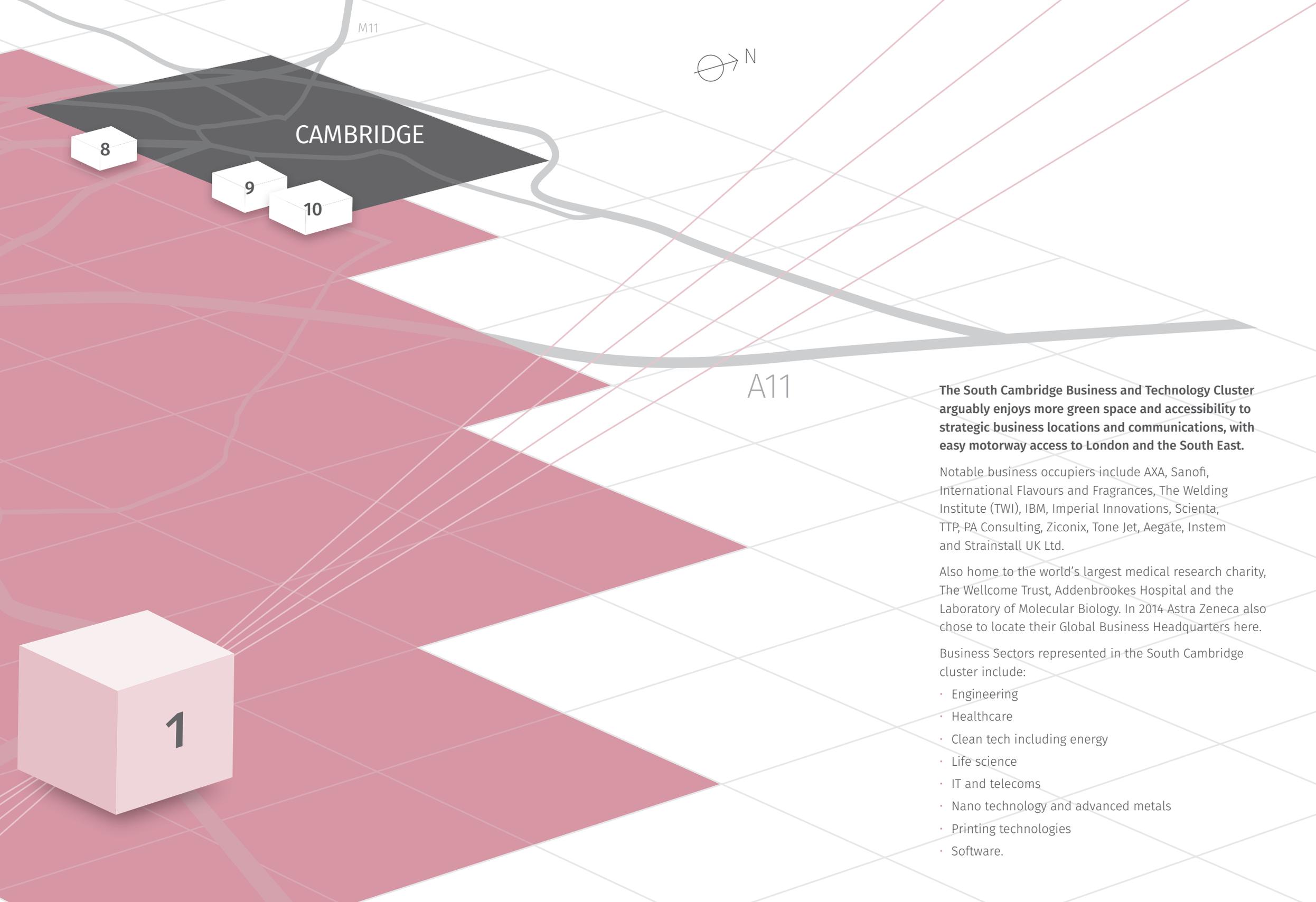
Cambridge  
Biomedical  
Campus

9

Peterhouse  
Technology  
Park

10

Capital Park



CAMBRIDGE



A11

**The South Cambridge Business and Technology Cluster arguably enjoys more green space and accessibility to strategic business locations and communications, with easy motorway access to London and the South East.**

Notable business occupiers include AXA, Sanofi, International Flavours and Fragrances, The Welding Institute (TWI), IBM, Imperial Innovations, Scienta, TTP, PA Consulting, Ziconix, Tone Jet, Aegate, Instem and Straininstall UK Ltd.

Also home to the world's largest medical research charity, The Wellcome Trust, Addenbrookes Hospital and the Laboratory of Molecular Biology. In 2014 Astra Zeneca also chose to locate their Global Business Headquarters here.

Business Sectors represented in the South Cambridge cluster include:

- Engineering
- Healthcare
- Clean tech including energy
- Life science
- IT and telecoms
- Nano technology and advanced metals
- Printing technologies
- Software.

# Location

**Haverhill is an excellent business location situated only 17 miles South East of Cambridge.**

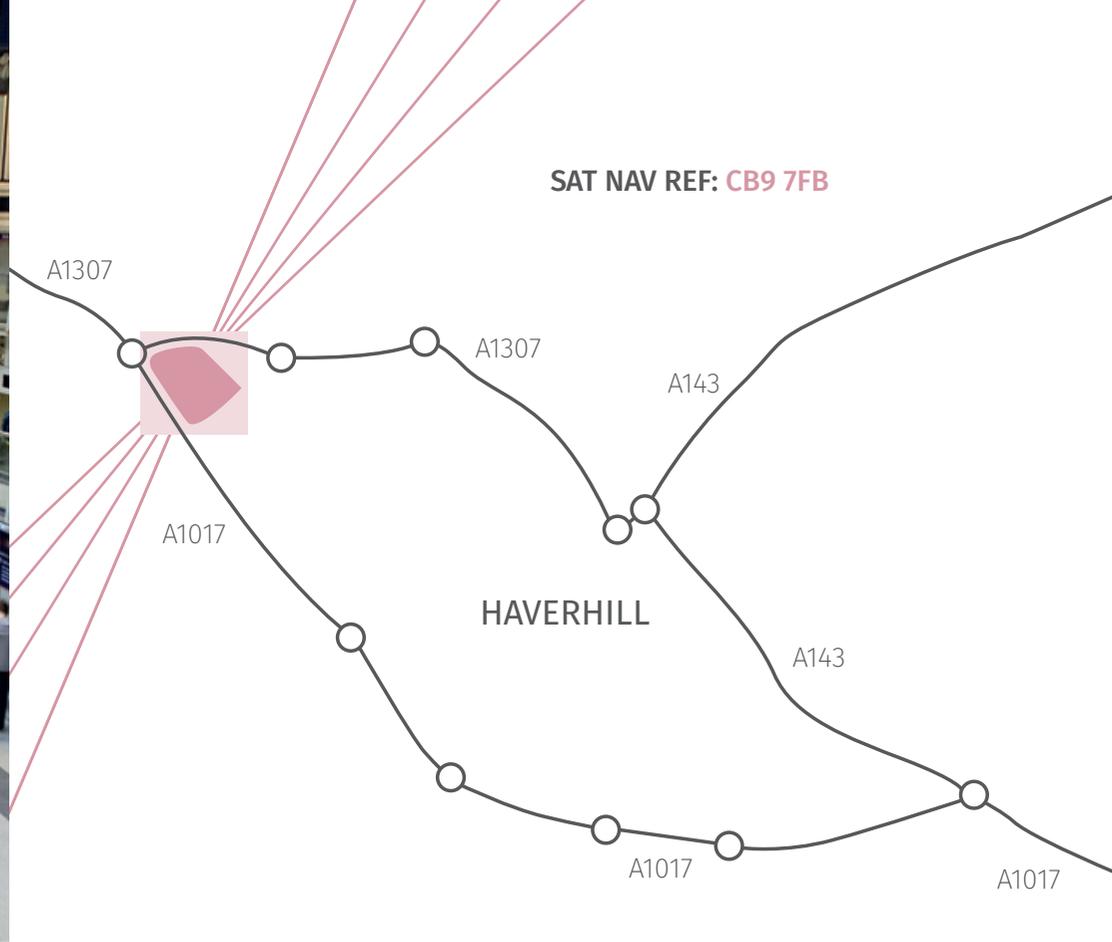
Haverhill Research Park benefits from excellent access to the A11/M11 and the A14. The M11 in turn gives easy access to Stansted Airport, London and the M25 to the south and the A1(M) to the north.

Haverhill is also a short distance from other enterprising locations including Bury St Edmunds, Braintree and Royston with larger towns of Colchester and Chelmsford within 33 miles.



Key

  Approximate drive time in minutes



**Communications**

**Road:**

- Cambridge **17 miles**
- Braintree **20 miles**
- Royston **21 miles**
- Colchester **31 miles**
- Chelmsford **33 miles**
- Ipswich **48 miles**
- London **64 miles**

**Airport by car:**

- Stansted **20 miles**
- Luton **48 miles**
- London City **58 miles**
- London Heathrow **89 miles**

**Bus:**

- Central Haverhill **10 minutes**
- Cambridge **30 minutes**

**Train (From Whittlesford Parkway):**

- Cambridge **11 minutes**
- London **74 minutes**

\* All miles measured from Haverhill Research Park post code to town city centre from AA route finder.





*Haverhill, a town of entrepreneurial business spirit*



## Haverhill Business

**Haverhill has a long history of business enterprise and entrepreneurship that has underpinned much of its economic development. It has a thriving business enterprise scheme and active chamber of commerce.**

The town is ideally positioned centrally to Cambridge, Bury St Edmunds, Ipswich, Colchester, Braintree, Bishops Stortford and Royston with London just over one hours drive.

This strategic location creates a wealth of opportunities, ranging from enormous potential as a leading business and investment 'hotspot' through to establishing Haverhill as a key regional presence.

The ability for the town to tap into the Cambridge economy and the East Anglia region has helped to create and sustain over 520 businesses over the last 40 years and support around 143,000 jobs in the region.

The capacity of Haverhill to offer land areas for development has added significantly to its attraction for business expansion in recent years.

Benefits of locating to Haverhill include:

- Close proximity to Cambridge
- High proportion of the population currently work in the South Cambridge Cluster
- Employment costs are 13% lower than the national average and 30% lower than London.





Haverhill Lifestyle



Haverhill is a historic market town surrounded by green spaces that feature parkland, forestry, nature reserves, golf courses and picturesque villages.



With a population of just over 27,000, Haverhill is prepared and planning for growth with 3,500 new homes planned and the vision of ONE Haverhill creating an aspirational master plan for the town centre in 2031.

Residential property costs in Haverhill are very competitive. Haverhill already offers excellent lifestyle opportunities.

A vibrant arts scene run by the Town council, through the Haverhill Arts Centre, plays host to a wide range of activities and music is a huge part of Haverhill's culture, boasting its very own internationally acclaimed Haverhill Sinfonia.

Sports facilities are superb including a fitness centre, rugby, football, golf, cricket, tennis and squash.

The town also offers a range of leisure activities including Cineworld, a vibrant high street and excellent retail, cafés, pubs, restaurants and bars.





## *An introduction to* Haverhill Research Park

**Haverhill Research Park is a unique opportunity within the South Cambridge Business and Technology Cluster, to develop, evolve, or transform your business.**

Positioned in an outstanding “Gateway to Haverhill” location, occupiers have a landmark opportunity, unlike any other, from which to position their business and develop opportunities.

The park comprises of 30 acres of landscaped grounds. A feature lake with jetty, extensive planting, seating and indigenous tree lined pathways, with lighting, are available to all on the park.

On-site amenities include pub/restaurant, Colourbox Montessori Nursery and within a short walking distance, a Sainsbury’s superstore. Within a 5-minute drive are extensive services and benefits making the park an ideal place for work-life balance.

Each of the four plots has full infrastructure installed and benefits from uninterrupted views over some of England’s most beautiful and famous countryside.

The park also benefits from super-fast broadband capability.

Created and managed by Jaynic, the park’s ongoing development will be professionally managed while being sympathetic to the local environment.





# Financial commitment to business success

Haverhill Research Park and St Edmundsbury Borough Council have a total commitment to the success of the business environment in Haverhill.

Haverhill Research Park has been awarded Enterprise Zone status, and as such Business Rates relief of up to £275,000 (£55,000 p.a.) is available, as an incentive, to all companies moving into a new building.

Typical cost savings are compelling when compared to other parks in the Cambridge Business and Technology Cluster.

The total annual cost saving at Haverhill Research Park for a fitted office/R&D building could be 43-51% less than in Cambridge.

## 1 A typical comparison (per sq ft) of fitted office/R&D accommodation at Haverhill Research Park, versus Cambridge

Cost	Haverhill Research Park (per sq ft)	Typical Cambridge Area Park (per sq ft)
Rent	<b>£20.00</b>	£35.00 – £40.00
Business Rates	<b>£10.00*</b>	£17.50 - £20.00
Service charge	<b>£0.35</b>	£0.50 - £1.00
<b>TOTAL</b>	<b>£30.35</b>	£53.00 - £61.00

\* Rateable Values have yet to be confirmed at the Park. This figure is calculated assuming Rateable Value based on £20 per sq ft, but this will be eligible for business rates relief of up to £55,000 pa under the Enterprise Zone status.

## 2 Typical 10,000 sq ft comparison

Cost	Haverhill Research Park @ £20 per sq ft	Typical Cambridge Area Park @ £35 per sq ft
Rent	<b>£200,000</b>	£350,000
Business Rates	<b>£45,000*</b>	£175,000
Service charge	<b>£3,500</b>	£7,500
<b>TOTAL</b>	<b>£245,000 pa</b>	£532,500

HRP Cost saving = £287,500 pa, or £1,437,500 over 5 years

\* Assumes rates payable reduced by £55,000 pa under the Enterprise Zone status.

## 3 30,300 sq ft office comparison, ie Building 300

Cost	Haverhill Research Park @ £20 per sq ft	Typical Cambridge Area Park @ £35 per sq ft
Rent	<b>£606,000</b>	£1,060,500
Business Rates	<b>£248,000*</b>	£530,250
Service charge	<b>£10,605</b>	£22,725
<b>TOTAL</b>	<b>£864,605 pa</b>	£1,613,475 pa

HRP Cost saving = £748,870 pa, or £3,744,350 over 5 year

\* Assumes rates payable reduced by £55,000 pa under the Enterprise Zone status.

## A convenient work-life balance

Not only is Haverhill Research Park a great environment to work in, it is also ideally located for a wide range of amenities.

On-site, The Flying Shuttle is an established and popular pub/restaurant with ample parking. A Colourbox Montessori Nursery, newly opened in a purpose built building in 2015, will provide full and part time education and care for children from three months to five years old.

Amenities including a Sainsbury's superstore, leisure centre, high street shopping and more are easily accessible being within a five-minute walk, or a five-minute drive, from the park.



### On-site

- The Flying Shuttle Pub/restaurant
- Colourbox Montessori Nursery
- Landscaped lake with jetty, walks and grounds
- The Arboretum residential development



9

10

### Within a 5-minute walk

- 1 B&Q and Halfords
- 2 Sainsbury's Superstore including: Pharmacy, Café, Petrol Station, 2 x ATM's, Car Wash.

### Within a 5-minute drive

- 3 Tesco's Superstore
- 4 Leisure centre with pool
- 5 Cineworld, Prezzo, Frankie & Benny's, KFC and Subway
- 6 High Street with ample parking including: Banks, Post Office, Boots, Costa, WH Smith, Pub dining, Retail.
- 7 18-Hole golf course
- 8 Recreation ground
- 9 Travelodge and Meeting facilities
- 10 Haverhill Business Park



# The Opportunity

**Haverhill Research Park offers 450,000 sq ft (41,806 sq m) of B1 R&D/Office/Light Industrial accommodation over 4 plots.**

An opportunity exists to have full input into the design of your building, or simply choose from one of our existing concepts, typically catering for buildings from 10,000 sq ft (929 sq m) up to 230,000 sq ft (21,367 sq m).

## Examples of building opportunities

20,000 sq ft office/R&D/Light Industrial – suitable all plots.

50,000 sq ft office/R&D/ Light Industrial – suitable to Plot 300, 400 or 100 and 200 combined.

Up to 230,000 sq ft office/R&D/ Light Industrial – suitable to Plot 400.

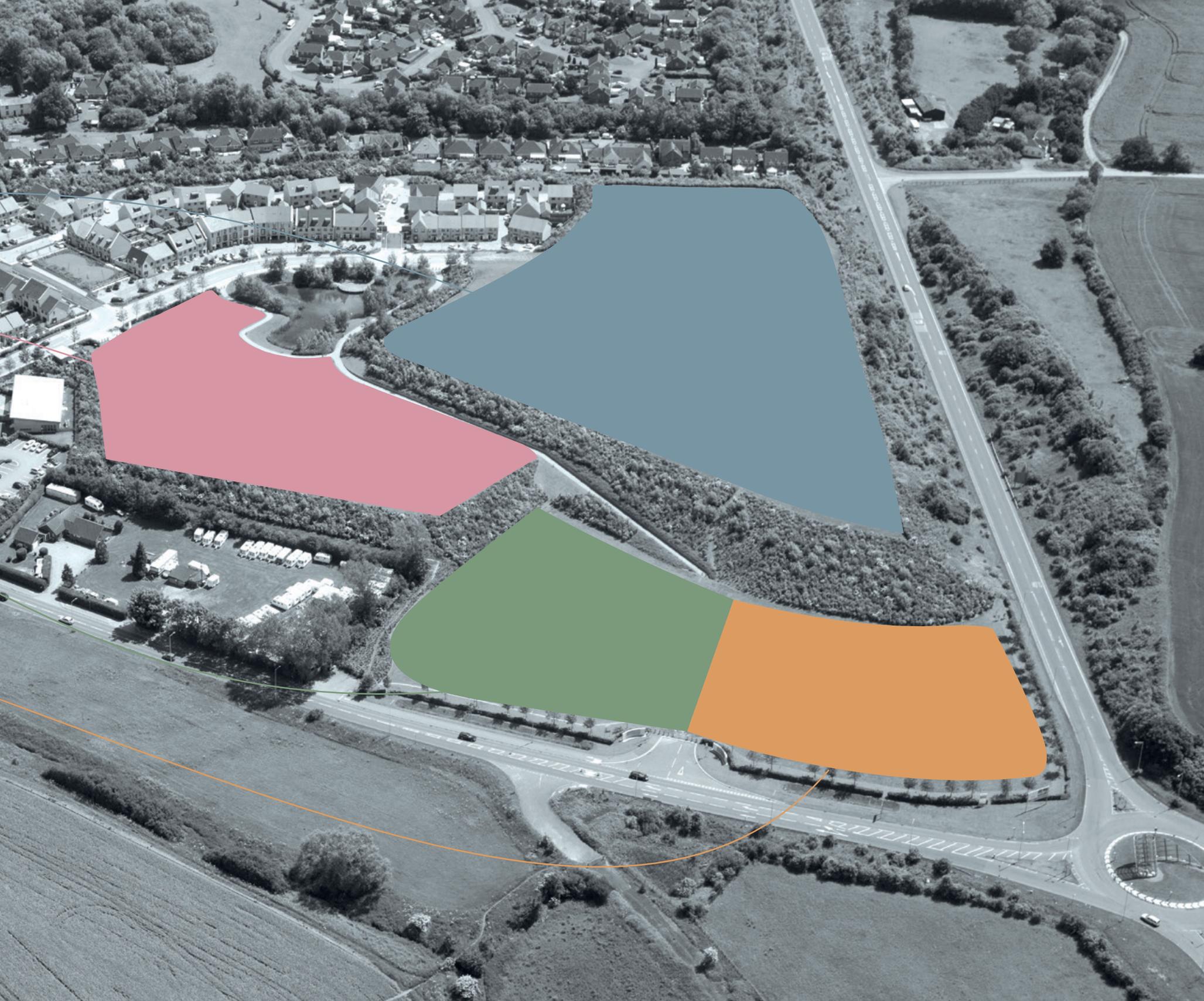
PLOT 100

PLOT 200

PLOT 300

PLOT 400





## The Opportunity

# INNOVATION CENTRE

A new 30,000 sq ft four storey centre, known as the 'Epicentre' is due to commence construction on this gateway site at the end of 2019. The development will comprise high specification offices and dry R&D accommodation in a range of sizes from 170-7,000 sq ft, together with conference/meeting rooms, training facilities and a communal area for shared working. Please contact us for further details.





The EPICENTRE

# The Opportunity

## PLOT 200

A plot allocated for a single commercial unit of approximately 46,000 sq ft (4,273 sq m) within 1.68 acres (0.68 hectares) fronting the A1307, with predominantly uninterrupted views of open countryside and farmland, whilst being set within landscaped grounds.



Example of 50,000 sq ft office





# The Opportunity

## PLOT 300

A 3 acre plot set within the heart of the park, overlooking the attractively landscaped pond and adjoining pathways. Capable of accommodating B1 office/R&D/light industrial buildings from 10,000 sq ft (929 sq m) to 75,000 sq ft (6,968 sq m).



Example of 20,000 sq ft office



Example of B1c light industrial building





# The Opportunity

## PLOT 400

An 8.8 acre (3.56 hectares) plot, capable of accommodating from 10,000 sq ft (929 sq m) up to 230,000 sq ft (21,368 sq m) of B1 office/R&D/light industrial accommodation.





## Built with reputation

**Haverhill Research Park is owned, managed and developed by Jaynic Investments.**

An established property company, known for an open, transparent and professional approach. Working with local communities and stakeholders, Jaynic ensures that it creates the most desirable places for businesses to locate to and their team to live and work.

The management team, Nic Rumsey, Andrew Anderson and Ben Oughton have wide experience in the UK property industry and an in-depth knowledge of Cambridge and its surrounding areas specifically. They have built approaching 1 million sq ft of accommodation and carried out over £1 billion of commercial, retail and residential transactions.

As such, Haverhill Research Park enjoys full backing of the Haverhill and Suffolk Chambers of Commerce and The Cambridge Chamber of Commerce.

St Edmundsbury Borough Council have supported the integrity of the development by offering business rates, relief of up to £275,000 over 5 years, to indicate their commitment to the scheme.



## Concept to completion in 15 months or less

With full landscaping and infrastructure in place your new environment is closer than you think. Jaynic offer a proven programme for the development of your building.

1

- A Initial meeting to discuss requirements**
- B First proposal submitted including outline designs, cost estimates and programme**
- C Review meeting to refine outline proposals**
- D Final presentation where the completed proposal is presented for your approval.**

2-3

- A Draft Heads of Terms for discussion**
- B Heads of Terms are agreed and solicitors instructed.**



4-7

8 →

15

- A Contracts are exchanged
- B Planning application submitted for approval
- C Planning approval received
- D Detailed design work commences.

- A Construction starts
- B Regular design meetings held to review construction process.

BUILDING COMPLETE

## Environmentally aware

Jaynic create estates that are environmentally, economically and socially sustainable and actively look to minimise the impact on the environments in which they are involved.

This is achieved through long-term thinking, designing to cope with climate change and promotion of energy, waste and resource efficiency through the overall design.



## Further information

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YOUR JOURNEY BEGINS



[haverhillresearchpark.com](http://haverhillresearchpark.com)