

UNITS C & D HOMEFIELD ROAD

HAVERHILL // CAMBRIDGESHIRE // CB9 8QP



MODERN INDUSTRIAL WAREHOUSE INVESTMENT
OPPORTUNITY WITH VACANT POSSESSION



INVESTMENT SUMMARY

- Rare opportunity to acquire **two modern industrial warehouse units** developed in 2006;
- **The property is offered with vacant possession**, presenting the opportunity for **immediate occupation or to secure a new long-term tenant** for the site;
- Strategically located **18 miles south east of Cambridge**, making it well-suited to a variety of occupiers;
- Situated within **Civic Industrial Estate, Haverhill's primary commercial and industrial area** with easy access to the **A11 via the A1017**;
- The property comprises **two well specified industrial warehouse buildings** totaling approximately **38,286 sq ft GIA**;
- The assets are currently fitted to a **high specification with racking, fitted clean rooms and ancillary office accommodation**, suitable for a range of industrial or life science occupiers;
- The property was developed to provide **B1, B2 and B8 use**;
- Prime rents in Haverhill are quoting in excess of **£9.00 psf**;
- The property occupies a site area of **1.44 acres**;
- **Freehold**.

PROPOSAL

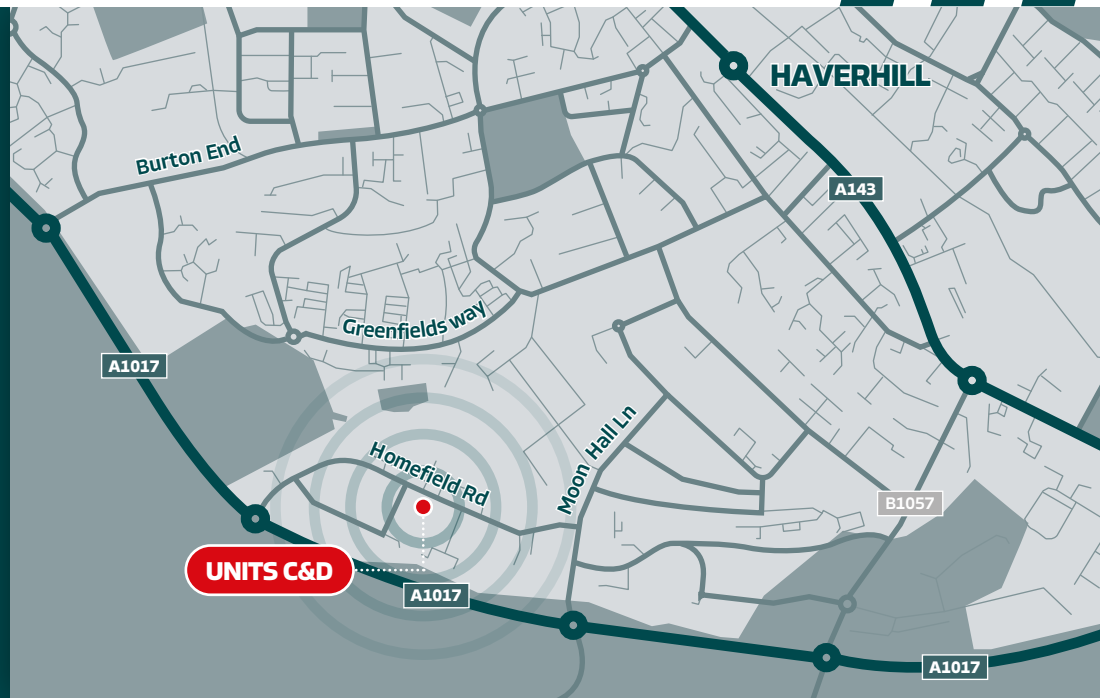
Offers are invited on an unconditional basis, subject to contract and exclusive of VAT.

LOCATION

Homefield Road is in the southern part of Haverhill just 1.2 miles from the town centre, which is a growing market town in West Suffolk. The properties are approximately 18 miles southeast of Cambridge, 11 miles from Granta Park and 17 miles from South Cambridge science cluster. Homefield Road is part of Haverhill's primary industrial zone, which includes Homefield Business Park and Brocks Business Centre.

- The A1017 Haverhill Bypass runs adjacent to the area, providing swift access to the A1307, which links directly to Cambridge and the A11/M11 corridor.
- The A11 offers fast routes to Norwich, London, and Stansted Airport, making the location ideal for regional distribution and logistics.
- The proximity to Cambridge enhances access to a skilled workforce, advanced supply chains, and innovation hubs.

The nearby industrial estates are home to national and international occupiers including Screwfix, Travis Perkins and Howdens. This reflects its appeal for R&D facilities and commercial operations. The surrounding environment is low-density, with space for vehicle movement and HGV access.



Destination	Distance	Travel Time
Cambridge City Centre	18 miles	c. 35 mins
London Stansted Airport	24 miles	c. 43 mins
M11	14 miles	c. 22 mins
A11	12 miles	c. 20 mins
London	65 miles	c. 1 hr 45 mins
Newmarket	15 miles	c. 28 mins
Bury St Edmunds	20 miles	c. 42 mins
Port of Felixstowe	50 miles	c. 1 hr 25 mins

CAMBRIDGE AND LIFE SCIENCE

Strategically located just 18 miles southeast of Cambridge, Haverhill benefits from its position within the 'life science arc', offering direct access to a highly skilled workforce, world-leading research facilities, and cutting-edge technology sectors.

The town is home to several global pharmaceutical and technology companies, while Haverhill Research Park - part of the Cambridge Enterprise Zone - secured funding from the West Suffolk Local Growth Fund to deliver a new innovation and business centre.

Further strengthening the town's appeal, plans are underway for the development of an additional 3,650 new homes, supporting continued expansion and community growth.



CAMBRIDGE CLUSTER



3 of the largest pharmaceutical companies based in Cambridgeshire

19%

life science turnover in the last 3 years



11% employment growth of life science cluster



18 science and business parks



75,000+ people employed at knowledge intensive businesses



£25 billion in annual turnover generated by knowledge intensive firms

DESCRIPTION

The property comprises two industrial warehouse buildings developed between 2006 and 2008, totalling approximately 38,286 sq ft.

UNIT C

Large warehouse of 23,551 sq ft with a single level access loading door and two floors of clean productions areas. There is a landlord mezzanine totalling 2,632 sq ft as well as generous yard space and parking.



UNIT D

Large triple height warehouse of 14,735 sq ft. There is a raised loading bay and a level access loading door. The basement consists of a plant room and then the first and second floors consist of office accommodation.



Secure, fenced and gated loading area



Two floors of clean production space



7.15m minimum eaves height



One level access loading door



HVAC system



One dock level loading door



Two storey manufacturing/storage space.



One level access loading door



HVAC system



Steel portal frame construction with metal cladding under a steel pitched roof



Warehouse accommodation with a reception and office accommodation



Warehouse accommodation with plant room



Steel portal frame construction with metal cladding under a steel pitched roof

ACCOMMODATION SCHEDULE

Description	sq m	sq ft
Unit C	2,188	23,551
Unit D	1,369	14,735
Total	3,557	38,286

TENURE

The property is held freehold under title SK309050 and SK318993.

PLANNING

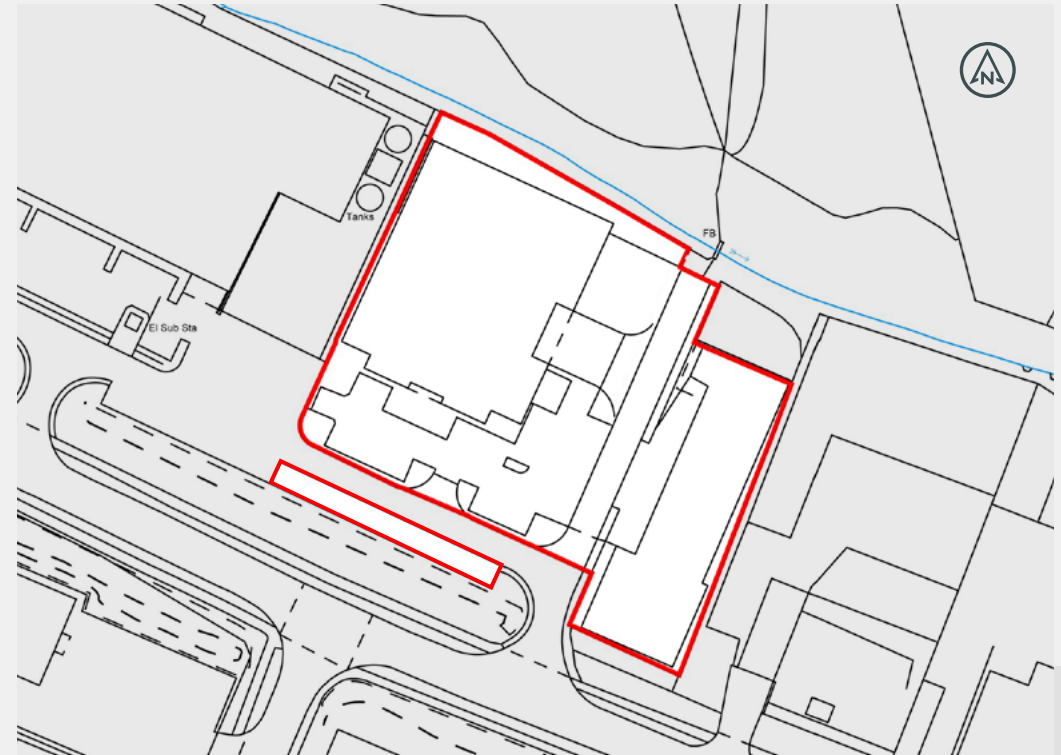
B1, B2 or B8 use class.

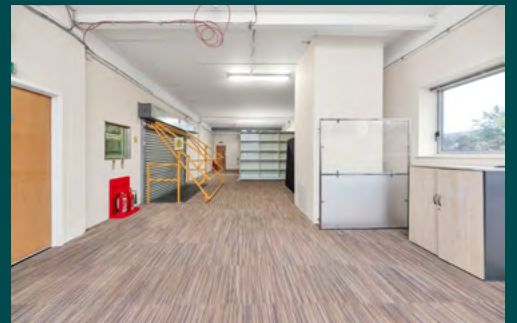
EPC

Unit C has an EPC rating of C (65) and Unit D has an EPC rating of D (89), both expiring in January 2029.

SITE MAP

The site totals a combined 1.44 acres.





LIFE SCIENCE DEMAND

With much of the industrial stock in Cambridge being converted into office or laboratory space, many occupiers have been pushed further afield, strengthening industrial markets such as Royston and Haverhill. Provision of GMP space and Mid Tech is limited, demand is expected to grow. Schemes such as Bourn Quarter have seen occupiers from the science and tech sector leasing mid-tech space.

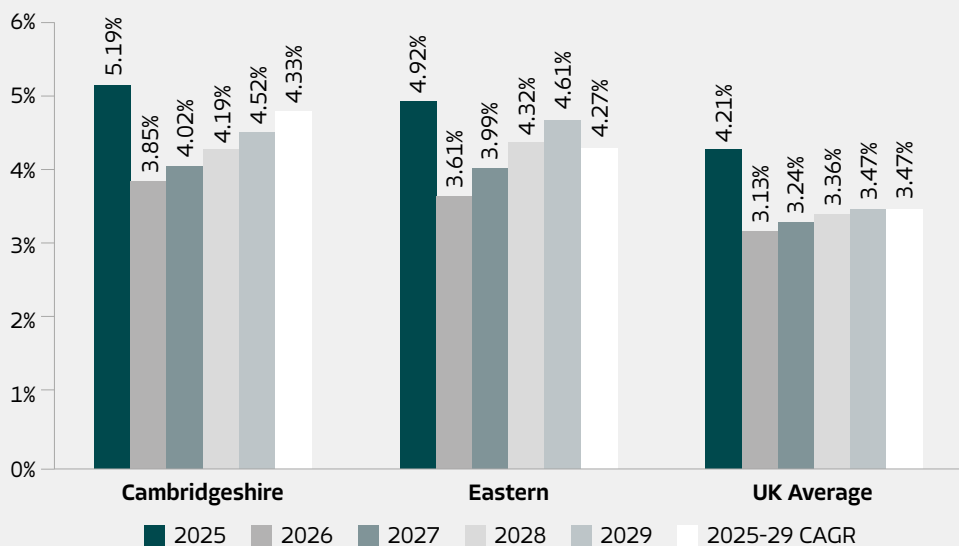
INDUSTRIAL MARKET

The industrial and logistics demand in the south east remains steady and enquiries active. The UK industrial occupational market continues to provide sustained demand and although vacancy rates and tenant incentives have risen slightly over the last 24 months, they remain below the long-term average.

Haverhill remains a popular location for occupiers given its strategic positioning between London, Cambridge and East Anglia. Sustained occupational demand combined with a fundamental lack of stock has driven rental growth in Haverhill's industrial market over recent years.

Prime rents in Haverhill are now quoting in excess of £9.00 psf.

RENTAL GROWTH



EPC

Unit C has an EPC rating of C (65) and Unit D has an EPC rating of D (89), both expiring in January 2029.

DATA ROOM

Access to the data room is available on request.

TECHNICAL SURVEYS

An assignable building and measured survey is available in the data room.

PROPOSAL

Offers are invited on an unconditional basis, subject to contract and exclusive of VAT.

FURTHER INFORMATION

For further information or to arrange an inspection, please do not hesitate to contact:

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