



12-14 Boundary Road

Sturmer, Haverhill, CB9 7YH

Industrial Units To Let

4,755 to 18,683 sq ft
(441.75 to 1,735.71 sq m)

- Established Industrial Estate
- Available to let as three individual units or a combination
- To be refurbished
- Available from September 2026
- Good on site car parking

12-14 Boundary Road, Sturmer, Haverhill, CB9 7YH

Summary

Available Size	4,755 to 18,683 sq ft
Rent	£32,000 - £126,250 per annum
Rates Payable	£39,600 per annum Based on 2026 valuation as a whole building.
Rateable Value	£82,500
Service Charge	£2,100.80 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprises three interconnected industrial/warehouse units of steel portal frame construction beneath a pitched steel profile clad roof and blockwork walls. There are brick construction office and welfare blocks to the front of each unit with UPVC framed double glazed windows under mono-pitched roofs. They have an eaves height of approximately 3.8 m which rises to the apex.

Each unit is to be refurbished and to return to open plan, full height spaces. They each benefit from three phase electricity, LED Lights, concrete floors and automatic roller shutter doors. There are offices, kitchenette and toilets to the front of each unit.

These units can be leased as individual units or as a combination of two/three. They currently have internal openings between them which can be reinstated should they be let separately.

The estate benefits from a fully automated entrance gate providing additional security to the units during non active periods.

Location

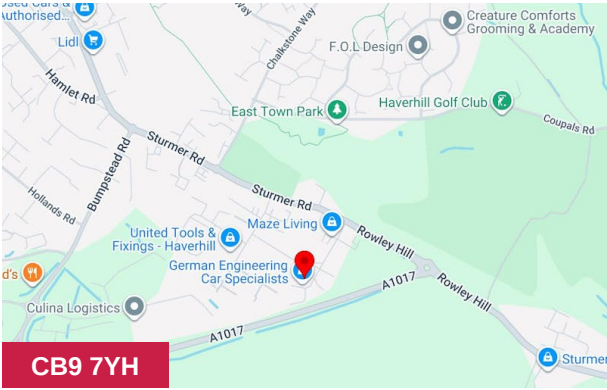
Haverhill is an industrial market town centrally located on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 45 miles from the M25, 60 miles from Felixstowe and 63 miles from Greater London.

The close proximity to Cambridge provides key economic benefits with direct access via the A1307. In addition, the A11/M11 trunk road enables easy access to Stansted Airport and London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 12	6,911	642.05	Available
Unit - 13	4,755	441.75	Available
Unit - 14	7,017	651.90	Available
Total	18,683	1,735.70	



Viewing & Further Information

 **Francis Britton**
01284 702626
francis@hazells.co.uk

 **Richard Pyatt**
01284 702626 | 07717758492
richard@hazells.co.uk

 **Adam Palombo**
01284702626
adam@hazells.co.uk