



BUILDINGS FROM

10,000 – 44,000 SQ FT
(929 – 4,087 SQ M) GIA

1.85
ACRE PLOT

**BESPOKE DESIGN & BUILD ENQUIRIES WELCOME
ON FREEHOLD OR LEASEHOLD BASIS**

PLOT 200
HAVERHILL
RESEARCH
PARK SUFFOLK CB9 7LR

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.

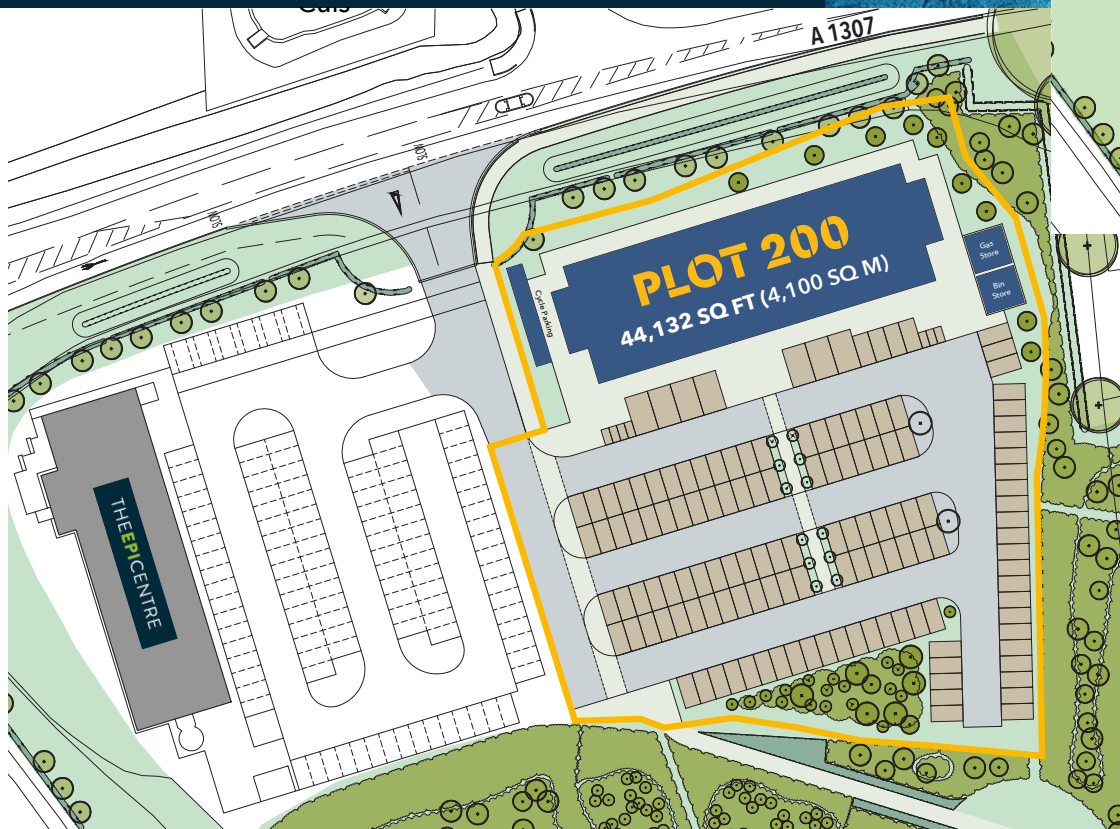
The park benefits from an onsite pub/restaurant and a nursery as well as local services including a Sainsbury's supermarket. The plot has predominantly uninterrupted views, frontage along the A1307 and mature landscaped grounds including a footpath to the nearby feature lake.



THE OPPORTUNITY

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

1.85
ACRE PLOT



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

INCREDIBLE POSSIBILITIES

**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)** UPWARDS

PLANNING

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

SERVICES

Mains electricity (up to 1MVA) and water are available to the plot. A gas connection is possible, subject to cost.

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 12 to 15 months. Alternatively, the sale of the whole plot will also be considered.

EXAMPLE OF 20,000 SQ FT OFFICE



EXAMPLE OF 40,000 SQ FT OFFICE



EXAMPLE OF LIGHT INDUSTRIAL BUILDING





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 are several high profile pharmaceutical and advanced manufacturing companies located in Haverhill, including Codis, IFF, Nyobolt, Central Pharma, and Merck.



SAT NAV REF: CB9 7FB

Maps are indicative and not to scale

FOR FURTHER INFORMATION

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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

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