



**UNITS 4 & 5 TWO COUNTIES INDUSTRIAL ESTATE, FALCONER ROAD,  
HAVERHILL, CB9 7XZ**

**TO LET | LIGHT INDUSTRIAL / WAREHOUSE: 11,734 – 24,543 SQ FT (1,090 – 2,280 SQ M)**

  
**BIDWELLS**



## SUMMARY

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### Description

The properties comprise mid and end-terraced industrial/warehouse units of steel portal frame construction with part brick / part profile sheet clad elevations and roof.

### Specification includes:

- Large concrete surfaced yard area to the front with additional parking to the side
- Up and over loading doors
- Eaves height of approximately 6.25m
- Office block to the front with reception area
- Good staff facilities including kitchen & WCs
- All mains services including 3 phase power
- Mezzanine floor in Unit 5 may be available by separate negotiation

### Additional information

#### Business Rates

The combined Rateable Value for the properties is £105,000. For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound. All interested parties are, however, advised to make their own enquiries directly with Braintree District Council at: [www.braintree.gov.uk](http://www.braintree.gov.uk)

### Terms

The properties are available individually or as a whole by way of an assignment of the existing lease/s expiring on 12 April 2027 or subletting on terms to be agreed. The rents are currently passing at approximately £79,821 per annum (Unit 4) and £74,727 per annum (Unit 5).

A new direct lease with the landlord may be available by separate negotiation.

### Legal costs

All parties to bear their own legal costs incurred in any transaction.

### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

The properties have EPC ratings of B (Unit 5) and C (Unit 4). Certificates available upon request.

### Postcode

CB9 7XZ

## ACCOMMODATION

The properties have been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

| Description                                 | Sq ft         | Sq m            |
|---|---------------|-----------------|
| <b>Unit 4</b>                               |               |                 |
| Ground floor warehouse, offices & ancillary | 11,731        | 1,089.82        |
| First floor offices                         | 1,078         | 100.11          |
| <b>Total</b>                                | <b>12,809</b> | <b>1,189.93</b> |
| <b>Unit 5</b>                               |               |                 |
| Ground floor warehouse, offices & ancillary | 11,734        | 1,090.08        |
| <b>Total</b>                                | <b>24,543</b> | <b>2,280.01</b> |

Unit 5 has a mezzanine floor measuring approximately 10,600 sq ft (986.5 sq m) which could be available by separate negotiation.



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## GALLERY



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## Enquiries

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