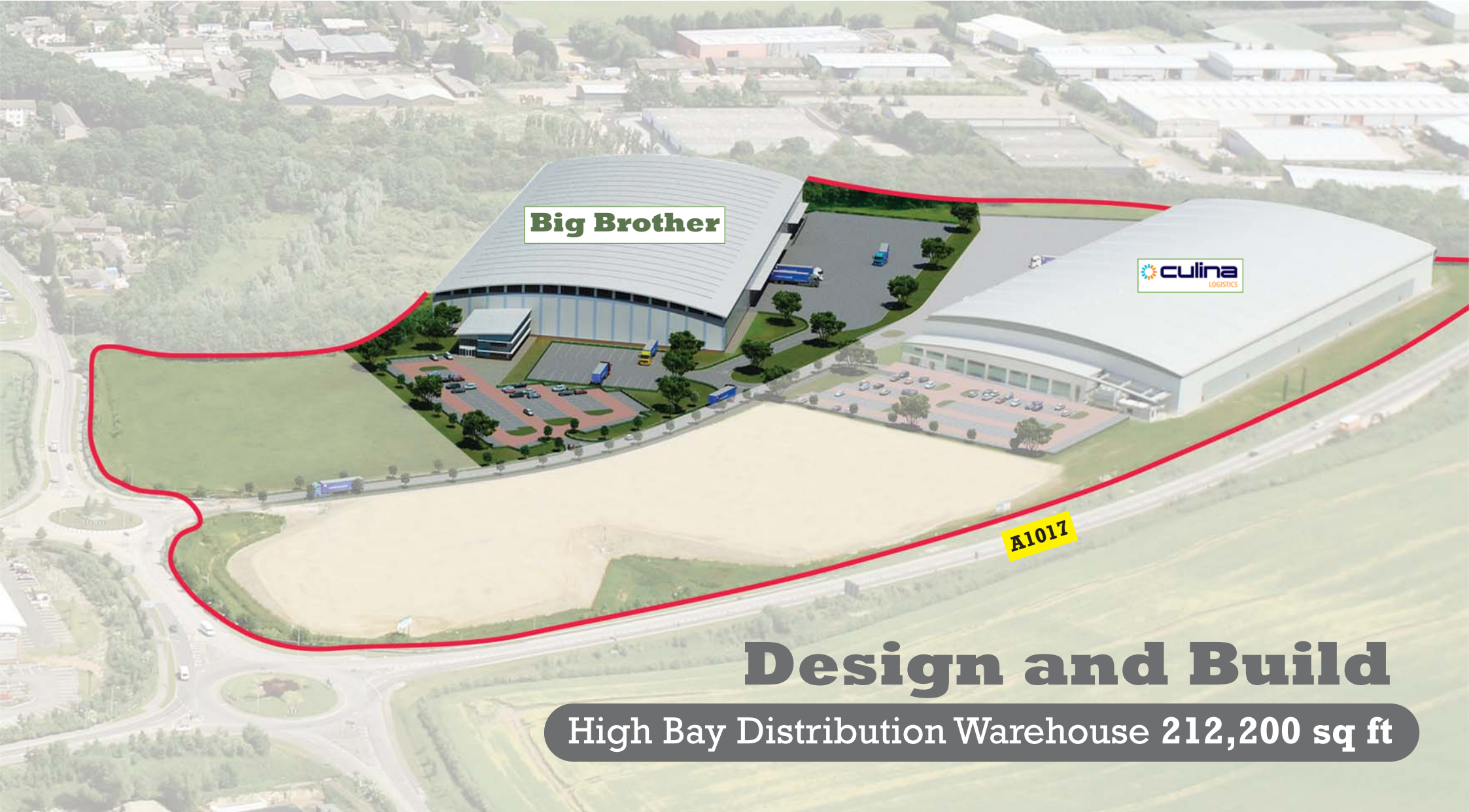


Big Brother

www.haverhillbusinesspark.com



Big Brother

culina
LOGISTICS

A1017

Design and Build

High Bay Distribution Warehouse 212,200 sq ft

Big Brother

A 212,200 sq ft institutional standard Warehouse, Distribution, Industrial Building on 11 acres.

(Indicative specification)

- 12 metre eaves (Higher eaves will be considered)
- 47 metre deep secure yard
- 188 car parking spaces
- 33 lorry parking spaces
- 24/7 operation
- Security Gatehouse
- B1/B2/B8 uses
- Transport office

Haverhill Business Park

Haverhill Business Park extends to over 55 acres and has the potential to provide a full range of buildings to suit occupiers' specific requirements on a freehold or leasehold basis. The scheme has outline planning consent for industrial, distribution and warehouse, office, trade counter, showroom and laboratory/R&D uses.

A total of 29 acres have already been developed for occupiers including Culina Logistics, Percy Dalton's, Buildbase, Terence Barker Tanks, HID, Stagecoach, a Days Inn Hotel and a Harvester Public House.



Haverhill Business Park is located on the southern side of Haverhill and fronts the A1017 Haverhill bypass. Haverhill is located 10 miles from the A11, 15 miles from Junction 9 of the M11, 18 miles from Cambridge, 42 miles from the M11/M25 Junction and 61 miles from the port of Felixstowe.

APPROX AREAS

	sq m	GIA	sq ft
Distribution Unit	18,665		200,900
Transport Office	150		1,600
Office	960		10,300
Gatehouse	18		200
Total	19,718		212,200

Site area 11 acres

Density 44%

The area's quoted are all capable of being adjusted to suit an occupiers specific requirements and are quoted on gross internal basis.

“ With good availability of land and high quality employees in the surrounding area, the Haverhill site provides a cost effective solution that meets our expansion plans. It also has easy access to key routes as part of our supply chain infrastructure. ”

Thomas van Mourik,
CEO at Culina Logistics Ltd.

Pre-letting to Culina ... Building completed August 2008



“ Haverhill is ideally placed and will be a great addition to our UK distribution network. It provides strategic coverage of the South-East and enables us to manage inbound product volumes from Europe more effectively. ”

Rien Brakel, Group Operations
Director for Culina Logistics Ltd.

It is proposed the building will incorporate the following “green” principals including energy efficient external envelope, 15% roof lights, low water use sanitary fittings, rain water harvesting, locally sourced materials, and sustainable office finishes etc.

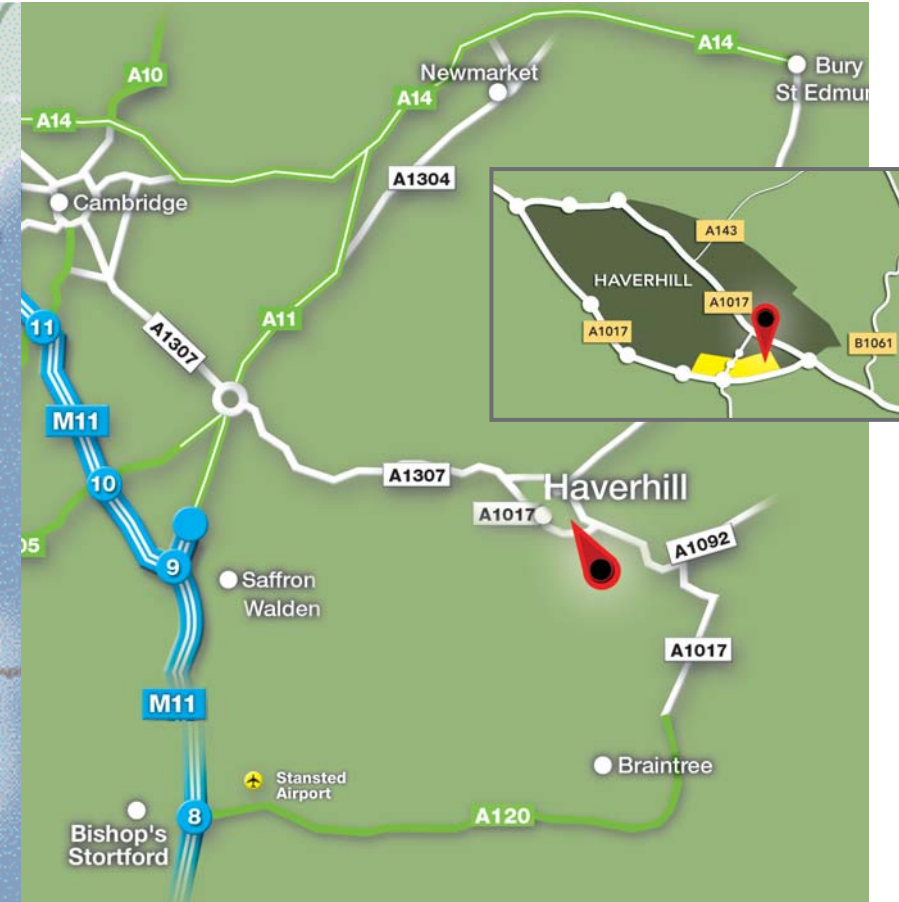
Find Us

Travel Distances

M11 Junction 9	15 miles
Felixstowe Docks	61 miles
Tilbury Docks	66 miles
Olympic Zone	57 miles
M25/ M11 junction	43 miles
M1/M6/M14 junction	85 miles

(Source Google maps)

Drive Times



Contact Us

info@haverhillbusinesspark.com

JEFFERSONS
COMMERCIAL

01223 315716

www.j-commercial.co.uk

51 Cambridge Place • Cambridge • CB2 1NS

bpo@j-commercial.co.uk

hfw@j-commercial.co.uk

CBRE
CB RICHARD ELLIS

020 7182 2000

www.cbre.co.uk

richard.lord@cbre.com

james.shaw@cbre.com

RUMSEY
AND PARTNERS

020 7499 6619

22 GROSVENOR SQUARE, LONDON W1K 6DT

will@rumseyandpartners.co.uk

nickc@rumseyandpartners.co.uk