



HAVERHILL
RESEARCH PARK

BUILDING 300

DETAILED PLANNING CONSENT SECURED

6,750 sq ft (627 sq m) –
30,300 sq ft (2,815 sq m)



WELCOME TO BUILDING 300

Building 300 is set within the heart of the newly established Haverhill Research Park and represents a significant opportunity, within the South Cambridge business and technology cluster, to develop, evolve or transform your business within prestigious Grade 'A' office accommodation.

The clean lined, contemporary, headquarters building will set new standards in the local market and shall deliver 30,300 sq ft (2,815 sq m) of office space over four floors. It is strategically located at the heart of the research park overlooking the attractively landscaped lake and adjoining pathways where occupiers of the building will benefit from direct access through concertina doors to an outdoor deck adjacent to the lake.

The park is well served by a new on-site pub restaurant and day nursery with excellent local facilities nearby.



On-site

- 1 The Flying Shuttle Pub/restaurant
- 2 Colourbox Montessori Nursery
- 3 Landscaped lake with jetty, walks and grounds
- 4 The Arboretum residential development.

Within 5 minute walk

- 5 B&Q & Halfords
- 6 Sainsbury's Superstore including: Pharmacy, Café, Petrol Station, 2 x ATM's, Car Wash.

Within a 5-minute drive

- 7 Tesco's Superstore
- 8 Leisure centre with pool
- 9 CineWorld, Prezzo, Frankie and Benny's, KFC and Subway
- 10 High Street with ample parking including: Banks, Post Office, Boots, Costa, WH Smith, Pub dining, Retail.
- 11 18-Hole golf course
- 12 Recreation ground
- 13 Days Inn Hotel and Meeting facilities
- 14 Haverhill Business Park

HAVERHILL RESEARCH PARK

With detailed planning consent, full infrastructure and landscaping in place we can establish your Cambridge presence, from concept to completion, within just 15 months.

Home to influential sectors including bio science, electronics, advanced materials, software, printing, instruments, engineering and clean tech, this is your opportunity to become part of the Cambridge phenomenon.

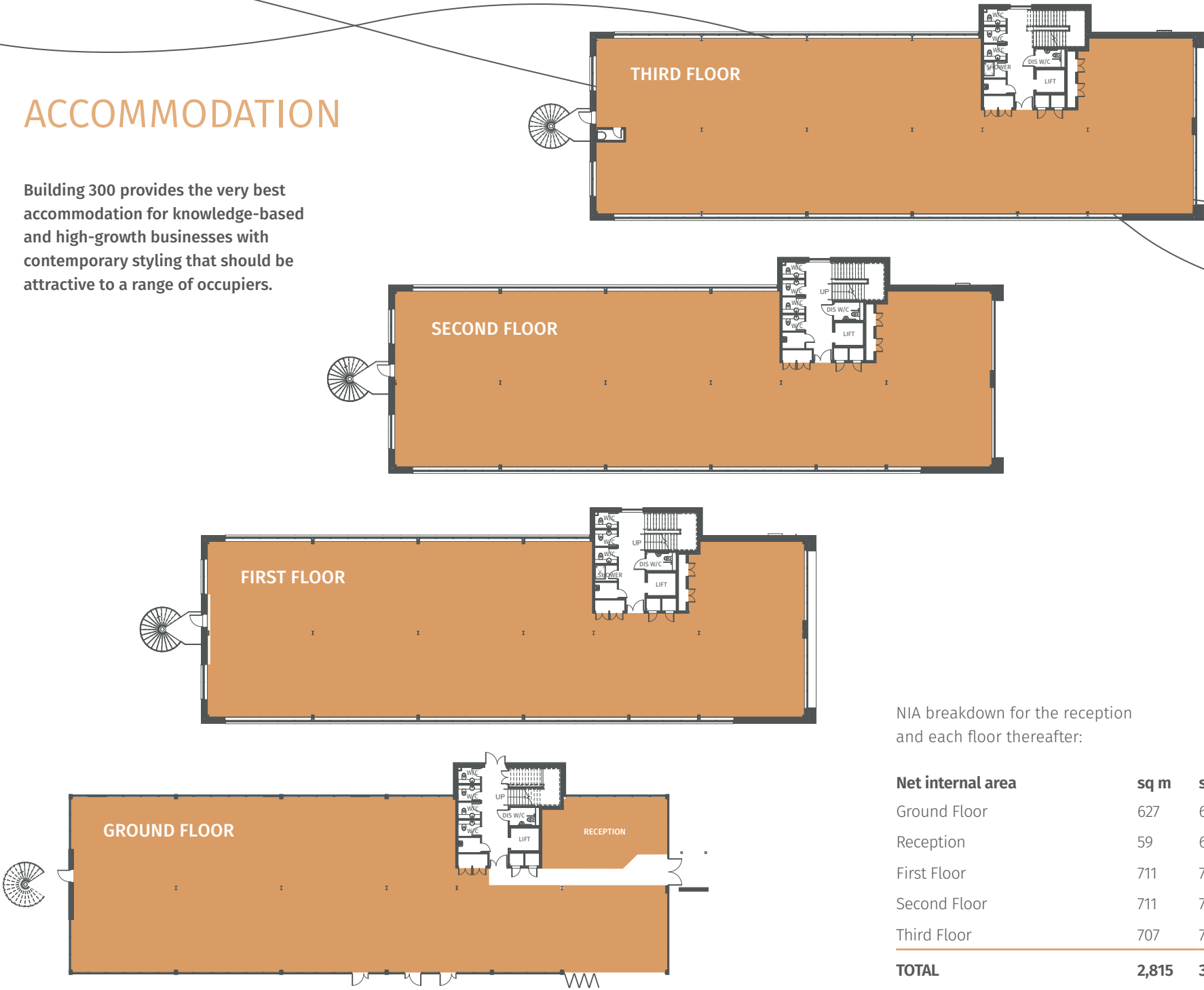
Situated at the North Edge of Haverhill literally adjacent to the Cambridgeshire border and within 17 miles of Cambridge, Haverhill Research Park also gives easy access to the A11/M11 leading to Stansted Airport and London.

This is an opportunity to relocate your business, ready for new horizons.



ACCOMMODATION

Building 300 provides the very best accommodation for knowledge-based and high-growth businesses with contemporary styling that should be attractive to a range of occupiers.



NIA breakdown for the reception and each floor thereafter:

Net internal area	sq m	sq ft
Ground Floor	627	6,750
Reception	59	640
First Floor	711	7,650
Second Floor	711	7,650
Third Floor	707	7,615
TOTAL	2,815	30,300





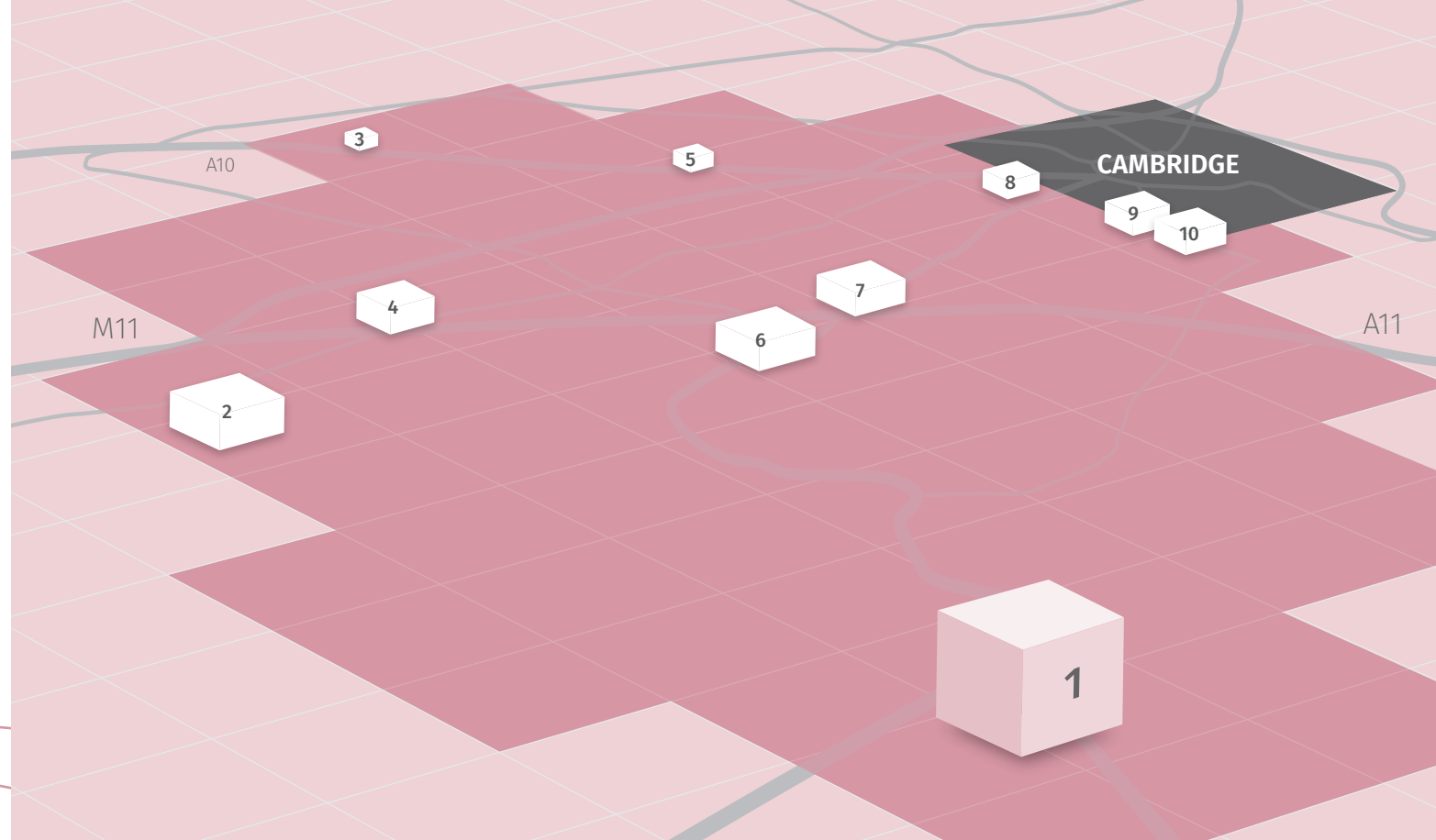
Haverhill Research Park has won Enterprise Zone status. A company taking Building 300 should be eligible for relief on the rates payable of £55,000 per annum for the first five years of occupation (ie total relief of £275,000).

OFFICE SPECIFICATION

- Office finished floor-to-ceiling height 2,700mm
- Suspended ceiling void 650mm - notional clear ceiling void is 400mm
- Recessed LG7 lighting throughout office areas
- Raised floor height 150mm (clear void 100mm)
- EPC B Rating targeted
- High specification finishes
- Open plan flexible floor space
- VRF heating and cooling
- Passenger lift
- Provision of 100 secure parking spaces
- Uni-sex and disabled toilets at each level
- Shower facilities at first and third floor
- Cycle storage

CAMBRIDGE BUSINESS AND TECHNOLOGY CLUSTER

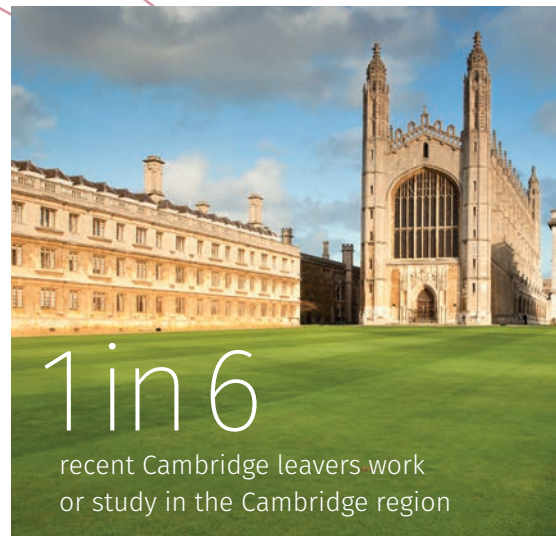
The South Cambridge Business and Technology Cluster arguably enjoys more green space and accessibility to strategic business locations and communications, with easy motorway access to London and the South East.



The intelligence of Cambridge changes the Business world.

Few locations have such global recognition and even fewer live up to their reputation. Cambridge nurtures some of the world's leading advances in technology and science in business and as such, plays host to some of the most diverse and dynamic companies in the world.

- 1 Haverhill Research Park
- 2 Chesterford Research Park
- 3 Melbourn Science Park
- 4 Wellcome Trust Genome Park
- 5 Harston Mill
- 6 Granta Park
- 7 Babraham Research Park
- 8 Cambridge Biomedical Campus
- 9 Peterhouse Technology Park
- 10 Capital Park



1 in 6

recent Cambridge leavers work
or study in the Cambridge region

£13bn
total revenue

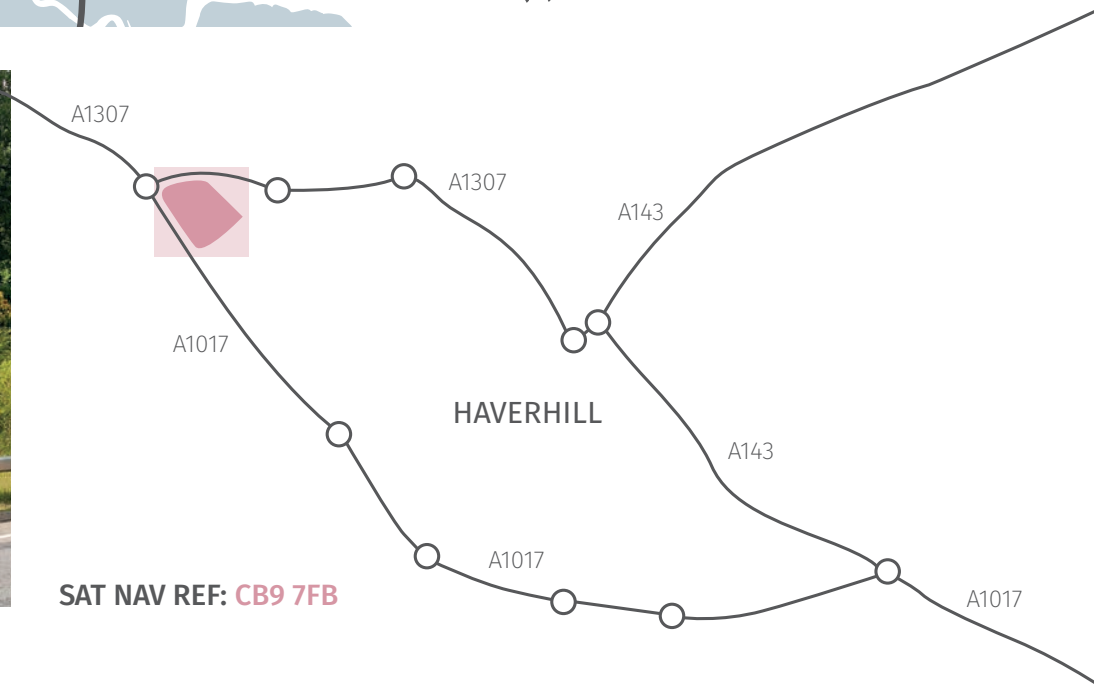
57,000+
people employed

LOCATION

Haverhill is an excellent business location situated only 17 miles South East of Cambridge.

Haverhill Research Park benefits from excellent access to the A11/M11 and the A14. The M11 in turn gives easy access to Stansted Airport, London and the M25 to the south and the A1(M) to the north.

Haverhill is also a short distance from other enterprising locations including Bury St Edmunds, Braintree and Royston with larger towns of Colchester and Chelmsford within 33 miles.



SAT NAV REF: CB9 7FB

FURTHER INFORMATION



Ben Le Coq
ben.lecoq@carterjonas.co.uk

Will Mooney
will.mooney@carterjonas.co.uk

George Fellowes
george.fellowes@carterjonas.co.uk



Steven Harvey
steven.harvey@cheffins.co.uk

Philip Woolner
philip.woolner@cheffins.co.uk



Sim Khatkar
simkhatkar@brayfoxsmith.com

SAT NAV REF: CB9 7FB

haverhillresearchpark.com

Disclaimer These particulars do not constitute an offer or contract or any part thereof. Carter Jonas, Cheffins and Bray Fox Smith do not make or give either of these particulars or during negotiations or otherwise any warranty or representation whatever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of Carter Jonas and Cheffins or the vendors or lessors, and no responsibility is taken for any omission, error, or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. March 2017.

Haverhill Research Park is owned, managed and developed by Jaynic Investments.

An established property company, known for an open, transparent and professional approach. Working with local communities and stakeholders, Jaynic ensures that it creates the most desirable places for businesses to locate to and their team to live and work.

The management team, Nic Rumsey, Andrew Anderson and Ben Oughton have wide experience in the UK property industry and an in-depth knowledge of Cambridge and its surrounding areas specifically. They have built approaching 1 million sq ft of accommodation and carried out over £1 billion of commercial, retail and residential transactions.

Jaynic are particularly active within the boundaries of St Edmundsbury Borough Council, Suffolk. In addition to Haverhill Research Park they own the Travelodge Hotel in Haverhill and they have just been appointed development promoter for www.suffolk-park.uk, a 114 acre Business Park in Bury St Edmunds.

jaynic.co.uk