



READY TO DO BUSINESS...

haverhillresearchpark.com

HRS haverhill
research park

THE PARK

The new home for technology companies on the Suffolk, Essex and Cambridgeshire border bringing the Cambridge science park environment to Haverhill.



The Environment

We are creating an impressive 'gateway' to Haverhill, a high quality business/research park within an attractive, well-landscaped environment, incorporating landmark buildings of high architectural quality.

Displaying the following characteristics:

- A mix of exciting and innovative, high quality architecture with landmark buildings
- A series of well-designed and landscaped, mixed use public spaces linking the development to the surrounding countryside, the adjacent neighbourhood, local services and retail outlets
- Environmentally, economically and socially sustainable. Designed to cope with climate change, promotion of energy, waste and resource efficiency through the overall design



(A) HIGH QUALITY OFFICE/ LABORATORY/TECHNOLOGY SPACE

Up to 450,000 sq ft for occupancy on a pre let / pre sale basis for a wide spectrum of companies from start-ups to global corporates.



(B) THE EPICENTRE

Accommodating a range of companies from start-ups to SMEs as well as satellite offices for larger companies. From a desk up to 6,000 sq ft.



(C) THE FLYING SHUTTLE FAMILY PUB/RESTAURANT

Suitable for both families and formal business lunches alike, plus an external garden area. Opened May 2014.



(D) DAY NURSERY/CRÈCHE

Positioned within the heart of the development allowing easy access for both employees of businesses and residential occupants. Planned opening 2015



(E) THE ARBORETUM

A prestigious residential development ranging from apartments to executive housing.

www.taylorwimpey.co.uk

HAVERHILL RESEARCH PARK

COMPROMISE ON NOTHING BUT COST

Our lower land costs, competitive procurement, lower business rates and local authority incentives, puts us in the unique position to offer occupiers the highest quality buildings at a considerable cost discount when compared to other business/research parks in and around Cambridge.

Cost Comparison

(Based on a lab building fitted to "shell & core" and let on a standard 15 year FRI lease):

COST	HAVERHILL RESEARCH PARK (PER SQ FT)	TYPICAL CAMBRIDGE AREA PARK (PER SQ FT)
RENT	£15.00	£20.00 – £24.00
BUSINESS RATES	£7.50*	£10.00 - £12.00
SERVICE CHARGE	£0.25	£0.50-1.00
TOTAL	£22.75	£30.50 - £37.00

The total annual cost savings could be between 25-38%. The first occupier will achieve greater savings with business Rate Relief of £55,000 per annum for the first five years (£275,000 saving) and also no estates service charge for the first five years

On a building of 40,000 sq ft this takes the average annual total saving to between 32 - 44%. That is a saving of between £1.97m - £3.27m over the first five years and at least £6.27m - £10.97m over the length of the lease. This is straight on to your bottom line.

Why wouldn't you talk to us about your new building? You compromise on nothing but cost.



*Rateable Values have yet to be confirmed at the Park. This figure is calculated assuming Rateable Value based on £15 per sqft. Business Rates on existing lab buildings in Haverhill are currently even less than this figure.

OFFICE/LABORATORY/TECHNOLOGY SPACE

There are four serviced development plots that can accommodate almost 400,000 sq ft (36,415 sq m) of B1 Office/R&D in total on prelet or presale terms, meaning the Park can cater for a variety of occupier requirements. Each plot could be subdivided but at their largest:-



Plot 100

A plot of 2.39 acres (0.97 hectares) to include two adjoining 'landmark' buildings totaling approximately 64,000 sq ft (5,945 sq m) in a prime position juxtaposing the 'Spirit of Enterprise' sculpture and fronting both the A1307 and the A1017, with wide views extending over open countryside.

Plot 200

A plot allocated for a single commercial unit of approximately 46,000 sq ft (4,273 sq m) within 1.68 acres (0.68 hectares) fronting the A1307, with predominantly uninterrupted views of open countryside and farmland, whilst being set within landscaped grounds.

Plots 100 and 200 Combined

These plots could be combined to 4.07 acres (1.65 hectares) to offer the possibility of an iconic headquarters complex at the gateway to Haverhill of over 100,000 sq ft (9,290 sq m).

Plot 300

A 2 acre plot set within the heart of the park adjacent to The Epicentre overlooking the attractively landscaped pond and adjoining pathways. Capable of accommodating a single building of 52,000 sq ft (sq m).

Plot 400

An 8.8 acre (3.56 hectares) plot capable of accommodating from 40,000 sq ft (sq m) up to 230,000 sq ft (sq m).

PLOT NUMBER	SQ FT	SQ M
Plot 100	64,000	5,945
Plot 200	46,000	4,273
Plot 300	52,000	4,830
Plot 400	230,000	21,367
TOTAL	392,000	36,415

DEVELOPMENT PROGRAMME

Here's how your business space solution could be delivered in just 15 months or less:

MONTH
1

- The initial meeting to discuss and agree the brief
- First proposal submitted including outline designs, cost estimates and programme
- Review meeting to refine outline proposals
- Final presentation where the completed proposal is submitted for your approval

MONTH
2-3

- Draft Heads of Terms issued for discussion
- Head of Terms are agreed and solicitors instructed

MONTH
4-7

- Contracts are exchanged
- Planning application submitted for approval
- Planning approval received
- Detailed design work commences

MONTH
8-15

- Construction starts
- Regular design meetings held to review construction process
- Building complete

Tenure

The commercial properties at Haverhill Research Park are offered on a leasehold or freehold basis.

Additional Incentives

Business rates relief of up to £275,000 over five years along with a service charge holiday will be made available to the first major occupier.

Rent/Guide Price Available on application.

VAT is applicable.



The EPICENTRE

The Epicentre, a 30,000 sq ft Innovation Centre will open in the Summer of 2015. The name is a statement of intent. We aspire for the Epicentre to be a centre of dynamic growth.

The aim of the Epicentre centre is to provide a support and development facility for both startup companies and individual entrepreneurs as well as local businesses and larger occupiers on the park through the provision of high quality meeting and conference facilities. There will be a range of office / R&D suites available on a flexible serviced basis with a range of supporting communal facilities including:

- Open plan reception / display area with double height void
- Approximately 52 individual office / R&D spaces in a range of sizes and layouts
- Various 'Work Hubs' and break out areas as well as virtual offices
- Kitchen facility and tea points on every floor
- Ground floor coffee shop, Conference room and two meeting rooms

It is anticipated that there will be various business support services to help develop new and emerging businesses in areas such as;

- Developing business plans and assessing market opportunities
- Assistance with the development of management teams, staff skills and training requirements
- Business finance assessments including the development of funding packages, identifying sources of equity, debt and grants
- The provision of access to public sector services such as financial grants, training programmes, product development and marketing
- Access to third party services such as accounting, bookkeeping and legal advice

The Epicentre will provide a focal point for the park providing high quality office accommodation from one desk up to approximately 6,000 sq ft (sq m).

Virtual Tenancies

Businesses can take advantage of a 'Virtual Epicentre' offer now that includes use of the Innovation Centre address, an email address @theepicentre.net, post handling and conference / meeting space at a reduced rate at the nearby Days Inn Hotel, where free WiFi will also be available to all virtual office tenants. This allows prospective occupiers to enjoy an immediate association with a building that will help to put Haverhill on the Science Park map within the Greater Cambridgeshire region.



The
EPICENTRE

Haverhill Research Park, Three Counties Way
Haverhill, Suffolk, CB9 7FB





View North



View South



YOU'LL BE IN GOOD COMPANY

Haverhill is already home to a wide variety of national and internationally renowned companies.

Nearby Occupiers / Population

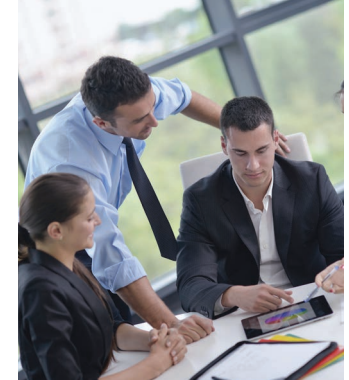
These include Sanofi; one of the world's leading biotechnology companies as well as International Fragrances and Flavors (IFF); a leading global creator of flavours and fragrances, Wisdom Toothbrushes, AXA Insurance, Sigma-Aldrich, Culina, Karro food group and Figleaves. The quality of global companies that have chosen to locate to Haverhill demonstrates its wider appeal as a business location. The success of Haverhill as a location for businesses has been influenced by a number of factors including;

- Its proximity to Cambridge, a world-renowned centre for innovation, education and culture.
- The ability of the town to tap into the Cambridge economy which has helped to create and sustain over 520 businesses over the past
- 40 years, that operate across a wide variety of sectors and support around 143,000 jobs in the region.
- Employment costs are around 13% lower than the national average and 30% lower than Greater London, presenting employers with a superb recruitment opportunity to employ a highly skilled youthful profile at a very competitive rate.
- A population of just over 27,000 people which is set to increase to 30,000 people by 2015.
- A high proportion of Haverhill residents currently commute to the existing southern Cambridge cluster parks, thus presenting a rich stream of potential employees for any occupier looking to make Haverhill their home.
- Residential property costs in Haverhill are very competitive. The town recently featured in the Halifax Quality of Life index as one of the top 10 towns in the country offering the best value for money.
- The Arboretum development offers the opportunity to live near your workplace

Amenities

Onsite:

- The Flying Shuttle family Pub / restaurant.
- A 100 place Day Nursery / crèche (Spring 2015)
- Coffee shop, conference / meeting rooms in The Epicentre



Within Walking distance:

- Sainsburys superstore and petrol filling station
- Cambridge road retail park (B&Q and Halfords)
- Neighbourhood shopping

Nearby:

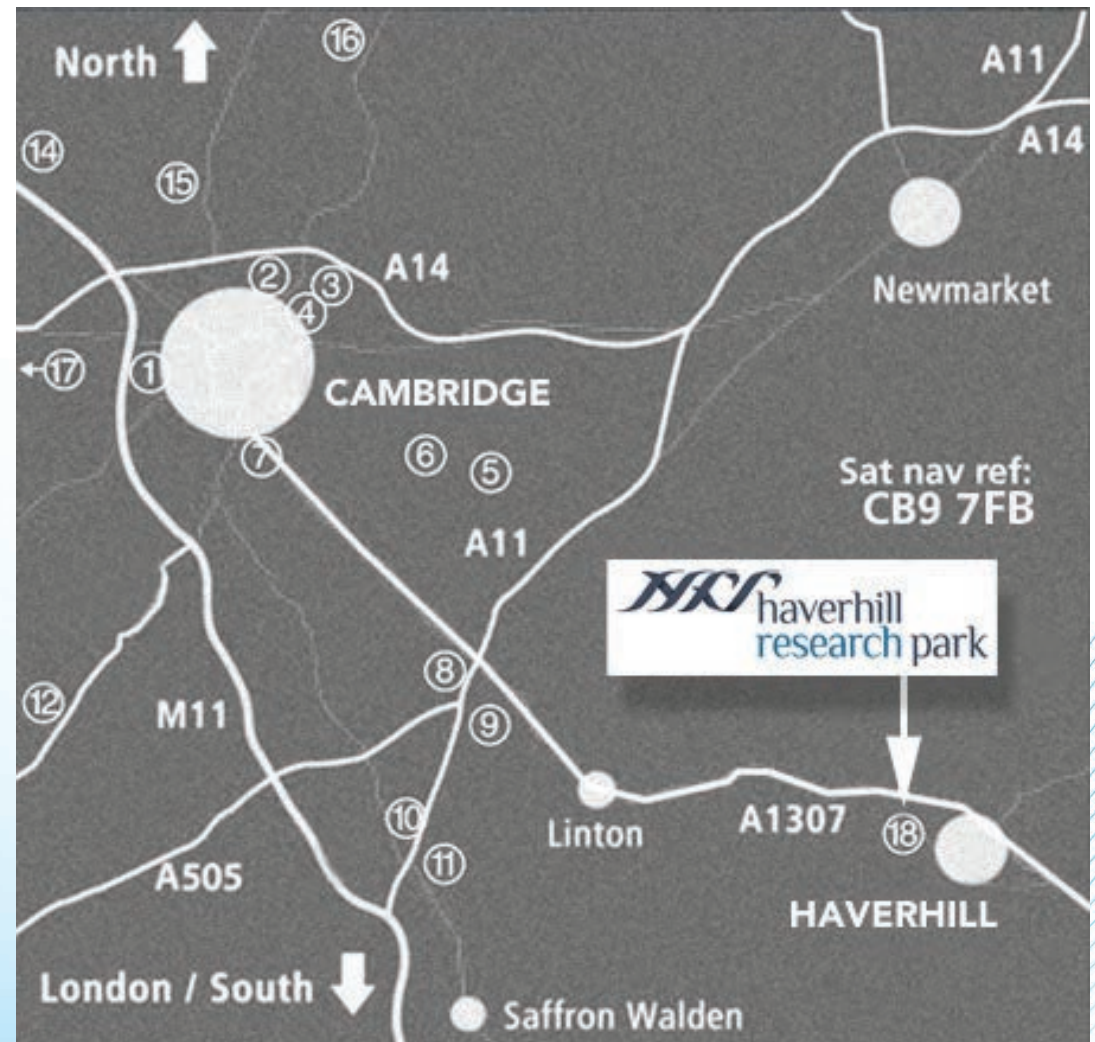
- 2 Ofsted outstanding Academy schools
- Cineworld Complex with associated restaurants
- Modern Sports Complex and swimming pool / gym
- Golf club and hotels



PARK PROXIMITY TO OTHER BUSINESS/SCIENCE PARKS

Haverhill Research Park is less than 10 miles from the A11 South Cambridge Cluster incorporating Cambridge Bio Campus & Addenbrookes Hospital, Capital Park, Peterhouse Technology Park, Babraham Research Park, Granta Park, Wellcome Trust Genome Campus, Chesterford Research Park and Melbourn Science Park.

- | | |
|---|---------------------------------|
| 1 West Cambridge (Cambridge University) | 10 Wellcome Trust Genome Campus |
| 2 Cambridge Science Park | 11 Chesterford Research Park |
| 3 St John's Innovation Park | 12 Melbourn Science Park |
| 4 Cambridge Business Park | 13 Harston Mill |
| 5 Capital Park | 14 Buckingway Business Park |
| 6 Peterhouse Technology Park | 15 Vision Park |
| 7 Cambridge Biomedical Campus | 16 Cambridge Research Park |
| 8 Babraham Research Campus | 17 Cambourne Business Park |
| 9 Granta Park | 18 Haverhill Research Park |



LOCATION



By Car

Easy access to the A11, M11 and the national motorway network, Stansted and Cambridge.

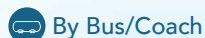
Sat nav reference: CB9 7FB

Cambridge	15
Southern Cambridge Cluster	10
Royston	22
Braintree	20
Bury St Edmunds	20
Newmarket	14
Ely	26
London	60



By Air

Stansted Airport, to the south of Haverhill Research Park, is in close proximity - approximately 16 miles away / a 30 minutes drive.



By Bus/Coach

Two new Bus stops are outside the Park entrance for the number 13 and 13A services which run from central Cambridge (Drummer Street Bus Station) to Haverhill (Sainsburys, Hanchett End, A1307) and take about 40 minutes.

Leaving Cambridge Monday to Friday on the hour (13) and the half hour (13A) from 7.00 to 18.30 and then at ten past the hour from 19.10 to 23.10.

Leaving Haverhill (Sainsburys supermarket, Hanchett End, A1307) Monday to Friday on a regular basis from 05.57 am through to 22.19pm.

The buses after 17.00 are as follows: 17:22, 18:02, 18:19, 19:19, 20:19, 21:19, 21:19 and 22:19



FOR FURTHER DETAILS, OR TO ARRANGE A SITE VISIT, PLEASE CONTACT...

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