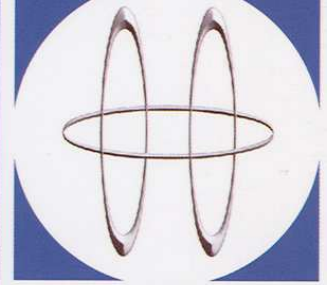
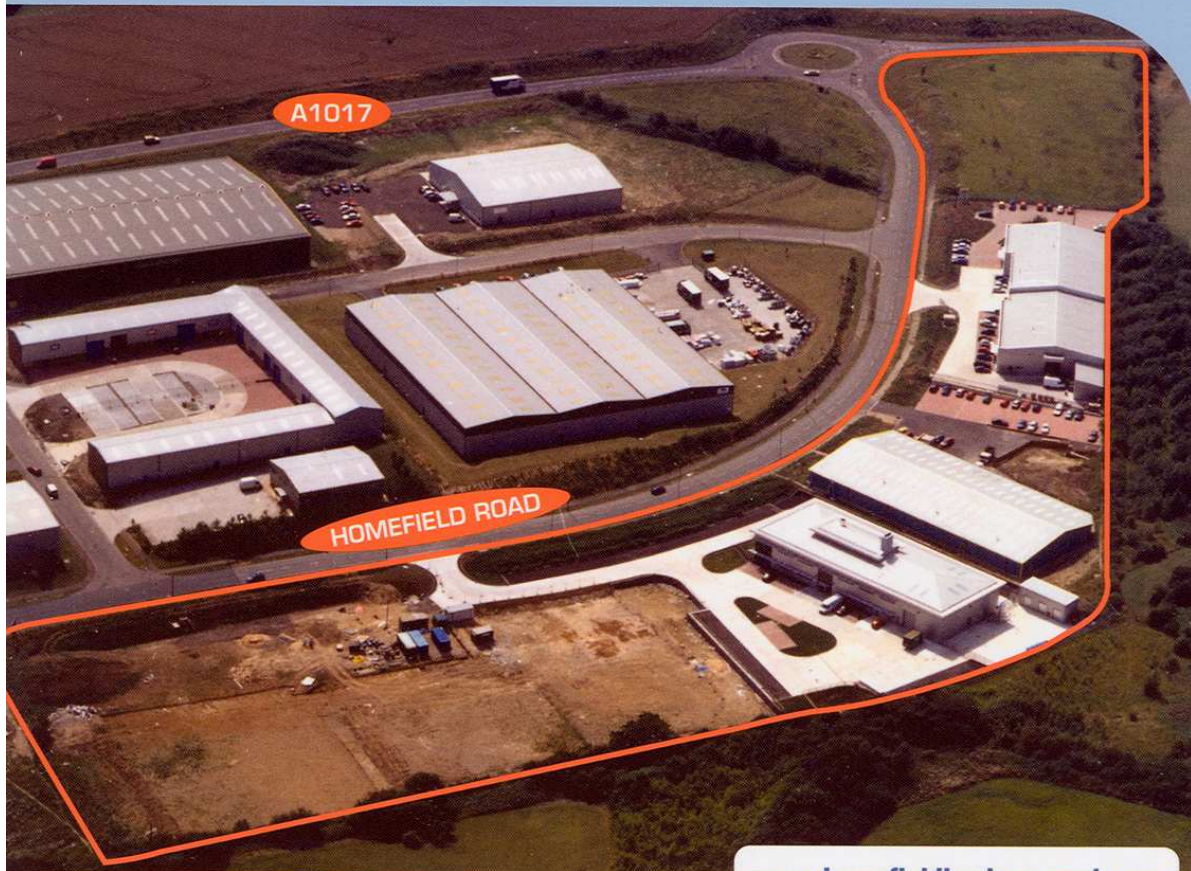


HAVERHILL, CB9

Office, Hi-tech, Laboratory, Industrial or Warehouse Buildings
BUILT TO SUIT



HOMEFIELD
BUSINESS PARK • HAVERHILL



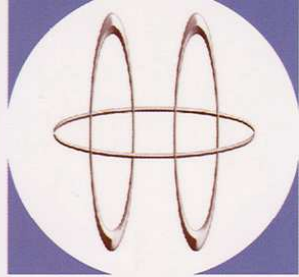
www.homefieldbusinesspark.com



Units from 3,000 sq.ft. (278.7 sq.m.) to 50,000 sq.ft. (4,645 sq.m.)

Freehold or Leasehold

AN ECONOMIC ALTERNATIVE TO CAMBRIDGE



HOMEFIELD
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OVERVIEW

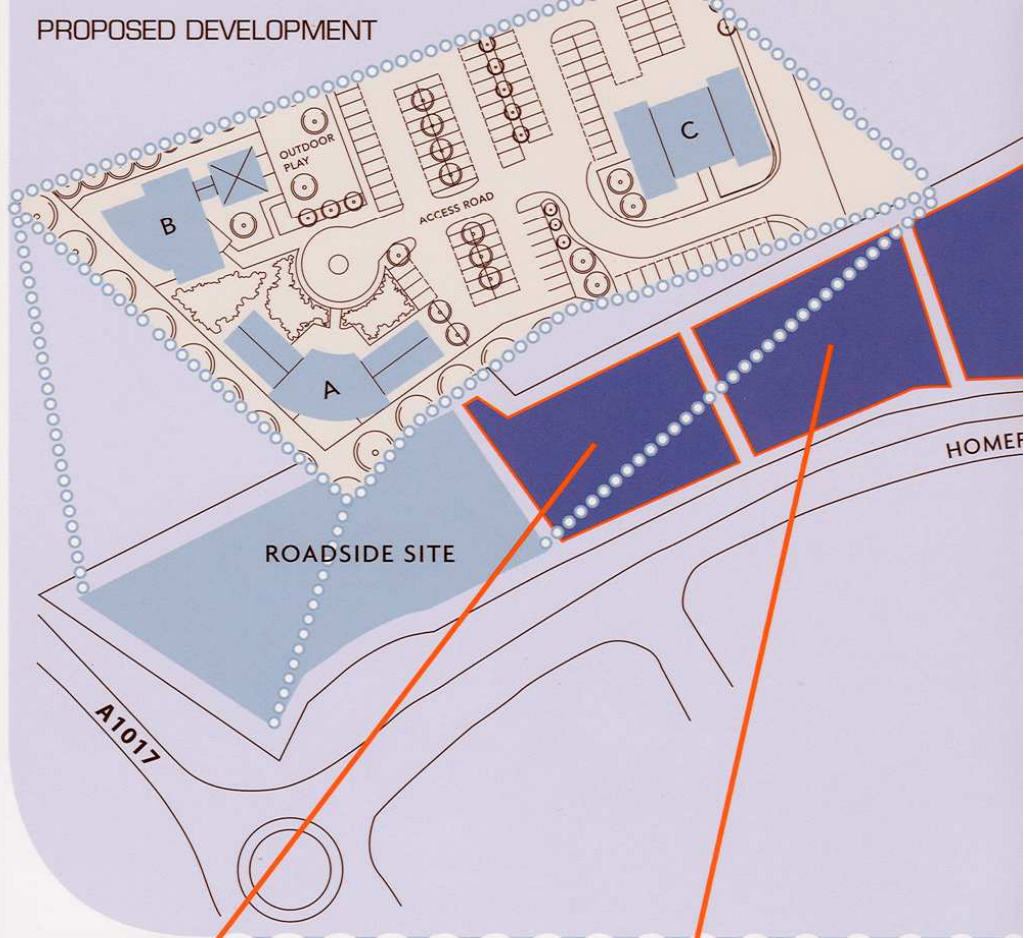
Homefield Business Park is adjacent to the A1017 Haverhill by-pass, to the south of the town and offers an attractive setting for business. The popularity of Haverhill and the park is demonstrated by four companies: Sigma Genosys, HID, Printwise and Pace Products deciding to locate in the Park in 2002/03. Homefield Business Park has a Cambridge post code, CB9, is competitively priced and offers good communications.

The scheme offers opportunities for quality office, warehouse, production, research & development, and hi-tech users in new bespoke buildings in a landscaped environment. The roadside site fronts the A1017 and is available for roadside users, leisure operators and nursery providers.

www.homefieldbusinesspark.com



PROPOSED DEVELOPMENT



A new headquarters of 15,000 sq.ft. with 40% offices, built for HID, manufacturers of security equipment



Spencer Hall, Managing Director of HID's European operation says:

"Our company has been based in Haverhill for the past 3 years and we like the location particularly its good road links and access to Stansted Airport. In our new purpose built headquarters we will bring together our European operation in Haverhill under one roof."



13,000 sq.ft. with 50% offices built for Printwise



Co-founder and managing director of Printwise (Haverhill) Ltd Terry McGerty says: "Printwise has always had a policy of constant improvement and the construction schedule of the development, along with the

opportunity to have some real input in the design and layout of the building proved irresistible to us. Since we did not want to move away from Haverhill, the Homefield Business Park is perfect for us in all respects."

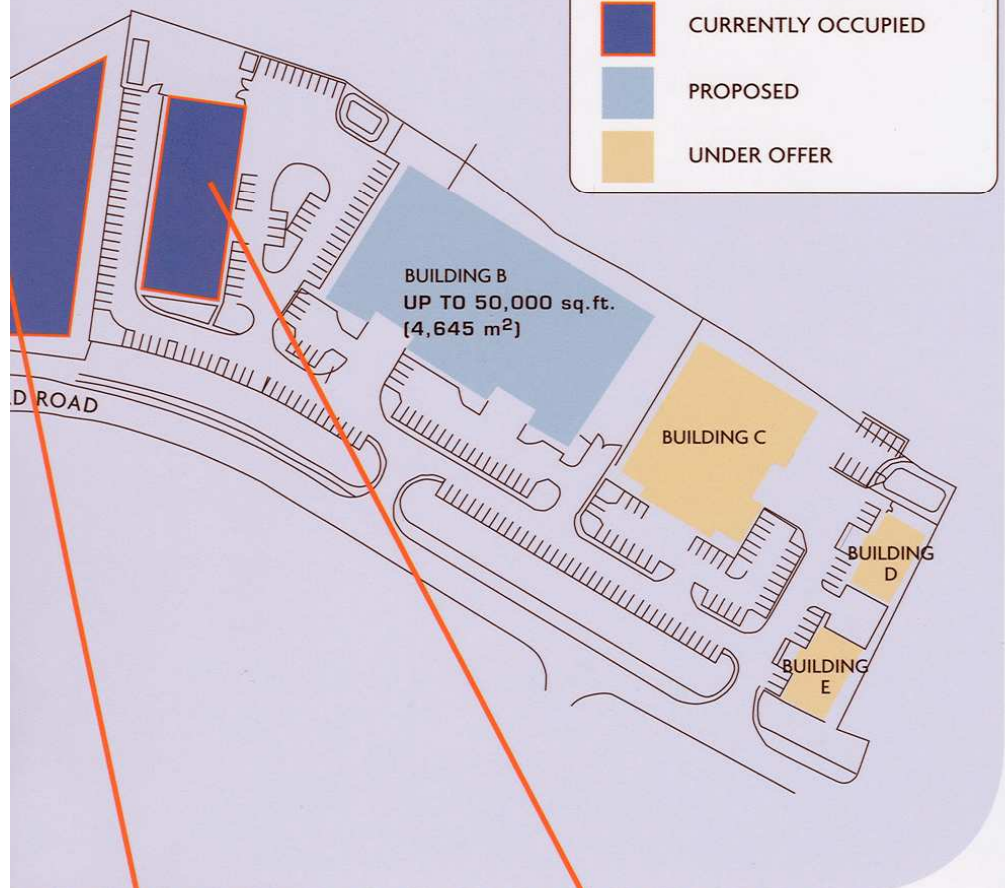
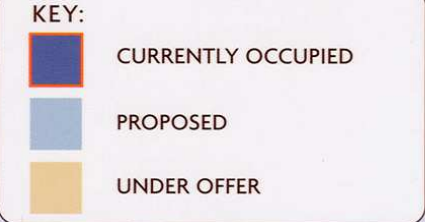
HAVERHILL

Haverhill is within the Greater Cambridge sub-region, 41 miles from London and close to Stansted. With a population of 22,000 Haverhill is the fastest growing town in Suffolk. There is a low crime rate, excellent amenities and facilities, low business rents, a high quality of life, thriving commerce,

a stable and diverse economic base and a skilled labour force. Local occupiers include, Wisdom, Laser Innovations, Genzyme, Micrometics, Herbert and Herma.

ROADSIDE/LEISURE USES

A prominent site of circa 1.5 acres (0.60 ha) immediately adjacent to the A1017 is available for



www.leainvestments.com

LEA Investments is a local investment and development company which specialises in building business space to exactly meet occupier requirements. Overheads and profits are kept low which makes LEA's buildings cost effective. Recent projects include:



A 12,000 sq.ft. factory for Herma UK Limited in Haverhill



7,500 sq.ft. of offices for AC Leigh in Colchester



A 12,000 sq.ft. facility for Stratus UK Limited in Haverhill



Oxford Technology Park, high-tech commercial accommodation in Kidlington



New factory built by Pace Products, manufacturers of high quality motor racing products



SIGMA
GENOSYS

A new two storey office / lab building of 22,000 sq.ft. including 12.5% full height warehousing

"We were attracted to Homefield Business Park because the developer could deliver us a building to the specification we required. It will provide us with larger production facilities than we have at present in our premises in Pampisford, Cambridge and allow us to service more efficiently our customers in life science companies, university and government institutions, hospitals and in industry," said Enda Price, Operations Manager Sigma-Genosys Limited.

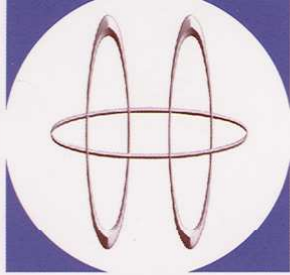
roadside development such as hotel, nursery and leisure.

EMPLOYMENT USES

The site comprises a 4.25 acre (1.72 ha) greenfield site which can accommodate a maximum of approximately 50,000 sq.ft. (4,645 sq.m.), of office, warehouse, production, hi-tech and research and development space.

FREEHOLD OR LEASEHOLD

Buildings are designed specifically to occupiers own specifications and requirements and are available on a freehold or leasehold design and build basis. Costs will be dependent on the level of specification. Buildings can be completed within strict timescales as soon as designs have been agreed.



HOMEFIELD
BUSINESS PARK • HAVERHILL

www.homefieldbusinesspark.com



www.leainvestments.com

For more information contact the joint sole agents:

GeraldEve

020 7493 3338
www.geraldeve.com

- George Glennie
gglennie@geraldeve.com
- Tel: 020 7333 6231
- Fax: 020 7333 6408

www.cheffins.co.uk

Cheffins

01223 213666

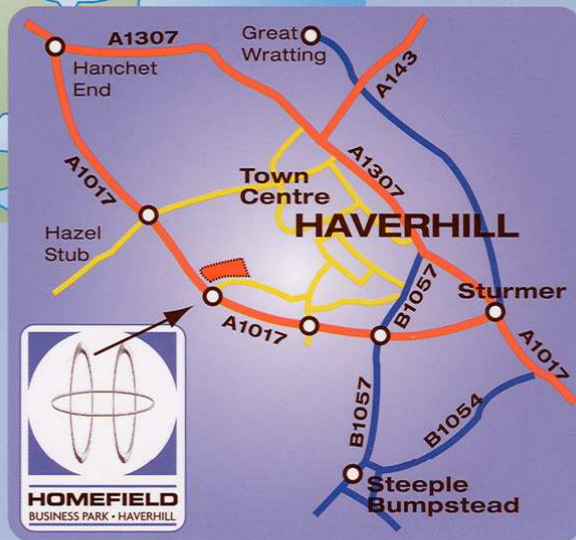
- Philip Woolner:
philip.woolner@cheffins.co.uk

- Ben Sole:
ben.sole@cheffins.co.uk

- Tel: 01223 213666
- Fax: 01223 271960

Haverhill is located only 18 miles south of Cambridge, 15 miles from Newmarket, 29 miles from Colchester and is convenient for Stansted Airport which can be reached in

less than 20 minutes. The A1017 links to the A604, which in turn links to the A11 and Junction 9 of the M11 to the west and the A131 to the east.



www.homefieldbusinesspark.com

TOWN

DISTANCE (MILES)

Saffron Walden	11
Cambridge - Granta Park	14
Newmarket	15
Sudbury	17
Central Cambridge	18
Stansted Airport	19
Braintree	19
Bury St Edmunds	21
Royston	23
Colchester	29
Chelmsford	29
Ipswich	37
Huntingdon	38
Felixstowe Port	49
Central London	54

Source - RAC

VAT • All prices quoted will be subject to VAT.

Misdescriptions

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