



BURY ST EDMUNDS | IP32 7FQ

# ENTERPRISE ZONE

**HIGH QUALITY  
BUSINESS SPACE FROM  
1,000 - 75,000 sq ft  
(93 - 6,968 sq m)**

**Suffolk Park has the only Enterprise Zone in  
Bury St Edmunds providing aspiring businesses  
with an unrivalled opportunity for growth.**



## SP Retail & Amenity Kiosks

Nine proposed kiosk units suitable for retail and other commercial uses (subject to planning).

	sq ft	sq m
8 terraced units, each	1,000	93
1 stand alone unit	1,500	140



## SP Proposed Small Business Units

Proposed development comprising 40,000 sq ft of high quality business units suitable for B1 & B8 uses.

	sq ft	sq m
Units 1 & 2	5,000	465
Unit 3	10,000	929
Units 4 & 7	6,000	557
Units 5 & 6	4,000	372



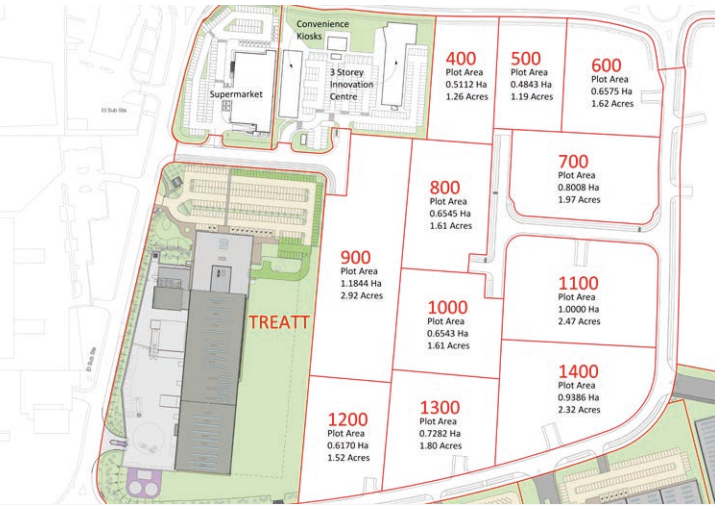
## SP Design & Build Options

Bespoke Design & Build opportunities on plots 400 - 1400

From 5,000 to 75,000 sq ft

Freehold or leasehold

Typical building delivery 12 months



## SP Business & Innovation Centre

Proposed Innovation Centre providing 30,000 sq ft of high-quality office space.

	sq ft	sq m
Office suites from	150	14
Overall building	30,000	2,787



Proposed 20,000 sq ft Aldi foodstore (under offer).

	sq ft	sq m
Supermarket	20,000	1,858

## ENTERPRISE ZONE BENEFITS



RATES

Discretionary rates relief of up to £55,000 pa for 5 years.



BROADBAND

Guaranteed superfast broadband connectivity.



PLANNING

Simplified and fast tracked planning process.



112,000 sq ft global HQ for Treatt plc (under construction).



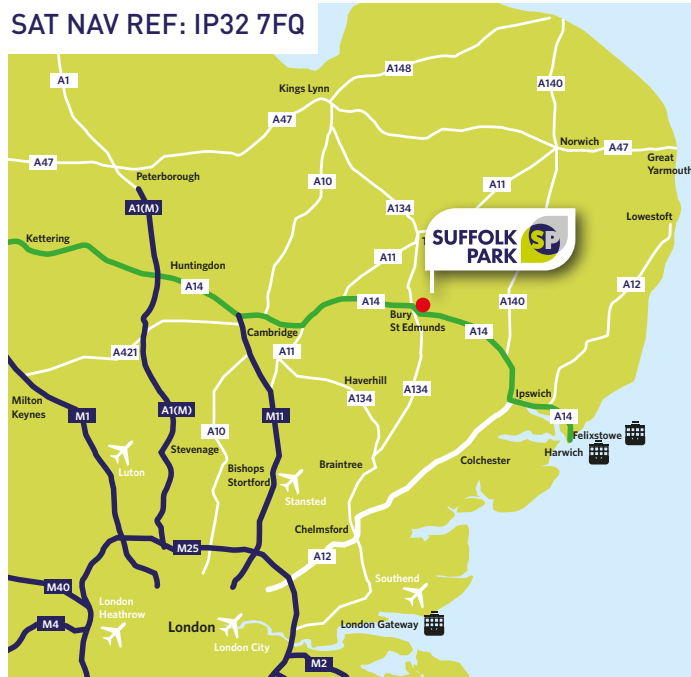


## Location

Suffolk Park is positioned adjacent to the A14, the main arterial route for the region, linking the Port of Felixstowe in the East with Cambridge, the M11 and the wider motorway network in the West. J45 of the A14, via the recently completed Rougham Tower Avenue, lies just 1.4 miles to the east of the site.



SAT NAV REF: IP32 7FQ



Developer

**JAYNIC**

Suffolk Park is a development by Jaynic, an established property company known for an open, transparent and professional approach.

We specialise in promoting employment and residential areas through the planning process, implementation of pump priming infrastructure and subsequent plot development on both a speculative and bespoke basis.

[jaynic.co.uk](http://jaynic.co.uk)

For further information please contact the joint agents:



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