

BURY ST EDMUNDS | IP32 7FQ

NEW LOGISTICS/ WAREHOUSE DEVELOPMENT

PHASE 2 FOUR NEW UNITS

Speculative Development 37,000 - 150,000 sq ft

AVAILABLE Q4 2020

DESIGN & BUILD

Logistics/Warehouse Units 50,000 - 350,000 sq ft



JAYN



Suffolk Park is the only major allocated employment site in **Bury St Edmunds with outline** planning permission for up to 2 million sq ft (185,806 sq m) of B1 and B8 uses.

Current occupiers at Suffolk Park include Unipart Logistics, Treatt, Sealey and The East of England Ambulance Trust.

Local occupiers include:

TREATT

























PHASE 2 - AVAILABLE Q4 2020

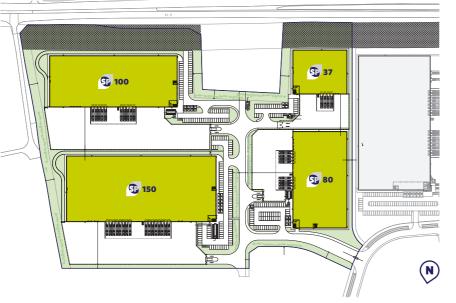
4 NEW LOGISTICS/ **WAREHOUSE UNITS**

The second phase of speculative development at Suffolk Park will be available in Q4 2020 totalling 367,000 sq ft and comprising four buildings of 37,000, 80,000, 100,000 and 150,000 sq ft.

General specification

- Floor loading 50Kn/m²
- Air conditioned offices with LG7 lighting
- 5% electric car charging points
- High-speed fibre/ data connectivity
- BREEAM Very Good rating
- EPC 'A' rating
- PV ready roof









100,657 sq ft (9,351 sq m)

Specification

- 12.5m clear height
- Yard depth 50m
- 10 dock levellers
- 2 level access doors
- 73 car parking spaces (4 disabled)

150

150,657 sq ft (13,996 sq m)

Specification

• 15m clear height Yard depth 50m

16 dock levellers

150 cycles

3 level access doors

500 KVA allocated*

• 107 car parking spaces (6 disabled)

- 102 cycles
- 350 KVA allocated*



TOTAL	100,657	9,351
Plant room	657	61
First floor offices	3,000	279
Warehouse	97,000	9,011
Accommodation	sq ft	sq m



TOTAL	150,657	13,996
Plant room	657	61
First floor offices	4,000	372
Warehouse	146,000	13,563
Accommodation	sq ft	sq m



37,657 sq ft (3,499 sq m)

Specification

- 10.5m clear height
- Yard depth 40m
- 2 dock levellers
- 3 level access doors
- 30 car parking spaces (2 disabled)
- 40 cycles
- 140 KVA allocated*



OTAL	37,657	3,499
Plant room	657	61
irst floor offices	2,000	186
Varehouse	35,000	3,252
Accommodation	sq ft	sq m



80,657 sq ft (7,493 sq m)

Specification

- 12.5m clear height
- Yard depth 48m
- 8 dock levellers
- 2 level access doors
- 60 car parking spaces (3 disabled)
- 80 cycles
- 300 KVA allocated*



TOTAL	80,657	7,493
Plant room	657	61
First floor offices	2,750	255
Warehouse	77,250	7,177
Accommodation	sq ft	sq m

*Additional electrical capacity may be available subject to requirement. All areas are GIA and approximate



Bury St Edmunds

important A14 corridor, linking Felixstowe to the Midlands and London via the M11.

Bury St Edmunds boasts a variety of production and distribution occupiers including and construction commenced, to help the major national operators such as Unipart, Sealey, Greene King, British Sugar, Century

Bury St Edmunds is located on the strategically Logistics, Treatt, Atalian Servest, Mizkan and Taylor Wimpey.

> Major residential development is underway with over 5,000 new homes allocated town's continued economic growth and accommodate an expanding workforce.



Unemployed (est.)

Labour supply: 260,500 Economically active In employment 252,400 Employees 212,400 39,400 Self employed

8,000

١	verage w	ages (£/w	eekly):	So	urce: Nomis
					650
					- 600
					- 550
	Bury St Edmunds	Cambridge	East of England	Great Britain	-500
					450





Suffolk Park is located within

1 hour of Felixstowe, the

Road (HGV)	Distance	Time
A14 Junction 45	1.4 miles	2 minutes
Ipswich	26 miles	39 minutes
Cambridge	29 miles	45 minutes
Norwich	47 miles	60 minutes
Peterborough*	68 miles	76 minutes
London	83 miles	104 minutes

Airports	Distance	Time
Stansted	50 miles	52 minutes
Luton	65 miles	83 minutes
London Heathrow	105 miles	107 minutes
Landan Catadal	110!	112

Seaport	s Dista ı	nce Time	
Felixstowe	42 mile	s 52 minutes	
London Gat	teway 86 mile	es 95 minutes	
Dover	139 mile	es 148 minutes	
Southampt	on 166 mile	es 176 minutes	

Railports	Distance	Time
DIRFT	93 miles	108 minutes
Hams Hall	120 miles	130 minutes

Drives times will be reduced following significant improvements to the A14 due Source: Google Maps.

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.







Developer JAYN*C

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

For further information please contact the joint agents:



Bonnie Minshull bminshull@savills.com

John Madocks Wright jmwright@savills.com



Jonathan Lloyd jonathan@hazells.co.uk

Richard Pyatt richard@hazells.co.uk



Patrick Stanton
patrick.stanton@bidwells.co.uk

Rory Banks rory.banks@bidwells.co.uk

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