



SP 206

**SUFFOLK
PARK** 

BURY ST EDMUNDS | IP32 7FQ

206,866 sq ft (19,219 sq m)

**NEW LOGISTICS/
WAREHOUSE UNIT**

**IMMEDIATELY
AVAILABLE
TO LET/FOR SALE**

JAYNIC



Local occupiers include:







SP206 is a new logistics / warehouse unit at Suffolk Park, which is already home to Unipart, Sealey, Treatt and the East of England Ambulance Service NHS Trust.

The unit comprises 206,866 sq ft (19,219 sq m) of Grade A accommodation and is immediately available.

Accommodation

	sq ft	sq m
Warehouse	200,795	18,655
First Floor Offices	5,231	486
Plant	840	78
TOTAL	206,866	19,219

Specification

- 12.5m clear height
- 20 no. dock levellers
- 2 no. level access doors
- 50m yard depth
- 30 HGV parking spaces
- Floor loading 50kn/m²
- 146 car parking spaces (8 disabled)
- 96 cycle spaces
- 750 KVA allocated*
- Fully fitted air conditioned offices with LG7 lighting
- 5% electric charging points
- BREEAM 'Excellent'
- High-speed fibre/data connectivity
- EPC 'A' rating
- PV ready roof

*Additional electrical capacity may be available subject to requirement.



Bury St Edmunds

Bury St Edmunds is located on the strategically 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 major national operators such as Unipart, Sealey, Greene King, British Sugar, Century

Logistics, Treatt, Atalian Servest, Mizkan and Taylor Wimpey.

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

Labour

Labour supply:

Economically active	260,500
In employment	252,400
Employees	212,400
Self employed	39,400
Unemployed (est.)	8,000

Average wages (£/weekly):

Source: Nomis



Suffolk Park is located within 1 hour of Felixstowe, the UK's largest container port.

The Port of Felixstowe is the United Kingdom's busiest container port dealing with 42% of Britain's containerised trade. In 2015 it was ranked as the 37th busiest container port in the world and Europe's 6th busiest.



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
London Gatwick	112 miles	113 minutes

Seaports	Distance	Time
Felixstowe	42 miles	52 minutes
London Gateway	86 miles	95 minutes
Dover	139 miles	148 minutes
Southampton	166 miles	176 minutes

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

Source: Google Maps.

Location

SP206 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.

Jaynic specialises 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

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