



**SUFFOLK  
PARK**   
**BURY ST EDMUNDS**  
**IP32 7QB**

**B1, B2 & B8 DESIGN &  
BUILD OPPORTUNITIES**

**10,000 - 500,000 sq ft  
(929 - 46,451 sq m)**

**With over 1 million sq ft transacted during 2020,  
Suffolk Park is the business park destination of  
choice in the eastern region.**

**JAYNIC**





weerts group

UNIPART  
GROUP

MHSTAR



NHS

SEALEY



PLOT 1510  
DESIGN & BUILD  
OPPORTUNITIES  
Available



TREATT



ENTERPRISE ZONE  
DESIGN & BUILD  
OPPORTUNITIES  
Available





# Enterprise Zone

## LAND FOR DESIGN & BUILD

Immediately Available

- B1, B2 & B8 uses
- 26.47 ac (10.71 ha)
- 10,000 - 500,000 sq ft (929 - 46,451 sq m)
- Fully serviced
- Typical building delivery 12 months



## 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.



## Plot 1510

## LAND FOR DESIGN & BUILD

Immediately Available

- B1, B2 & B8 uses
- 2.61 acres (1.06 ha)
- Up to 50,000 sq ft (4,645 sq m) footprint
- Fully serviced
- Typical building delivery 12 months



## 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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