



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



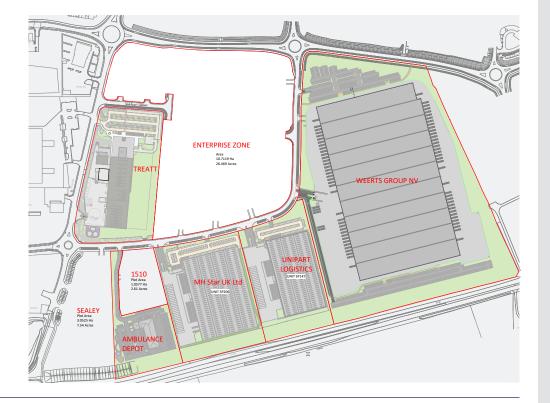


Enterprise Zone

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







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

ENTERPRISE ZONE BENEFITS



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



Guaranteed superfast broadband connectivity.



Simplified and fast tracked planning process.

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

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

For further information please contact the joint agents:



Jonathan Lloyd

jonathan@hazells.co.uk 07747 003 524

Richard Pyatt

richard@hazells.co.uk 07717 758 492



Patrick Stanton

patrick.stanton@bidwells.co.uk 07918 709 399

Rory Banks

rory.banks@bidwells.co.uk 07976 832 083



Bonnie Minshull bminshull@savills.com 07807 999 326

John Madocks Wright jmwright@savills.com 07807 999 635





SPACE TO INNOVATE



Bidwells and Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item: (iii) no person in the employment of Bidwells and Hazells has any authority to make or give any representation or warranty whatever in relation to this property. **November 2020.**

