



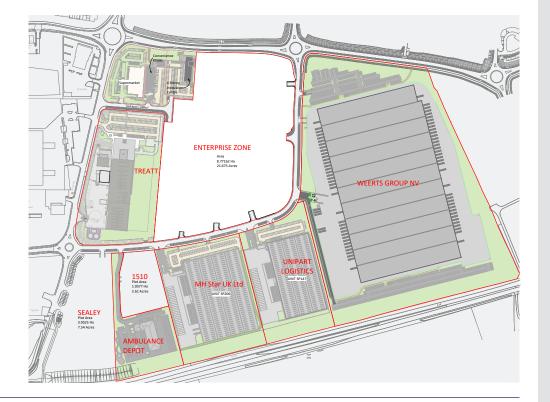


### **Enterprise Zone**

#### **LAND FOR DESIGN & BUILD**

Immediately Available

- B1, B2 & B8 uses
- 1.0 21.68 acres (0.4 8.7 ha)
- 10,000 350,000 sq ft (929 32,516 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.



### **Retail Units**

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

	sq ft	sq m		sq ft	sq m
Unit 1	1,500 sq ft	(139 sq m)	Unit 5	1,000 sq ft	(93 sq m)
Unit 2	1,350 sq ft	(125 sq m)	Unit 6	1,000 sq ft	(93 sq m)
Unit 3	900 sq ft	(84 sq m)	Unit 7	1,000 sq ft	(93 sq m)
Unit 4	1,250 sq ft	(116 sq m)	Unit 8	1,000 sq ft	(93 sq m)

Units 2-8 can be combined to create larger spaces





### **Business & Innovation Centre**

Proposed Innovation Centre providing 30,000 sq ft of high-quality office space (subject to planning).

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





### **Discount food store**

Proposed 20,000 sq ft Aldi foodstore (under offer and subject to planning).

sq ft sq m
Supermarket 20,247 1,881

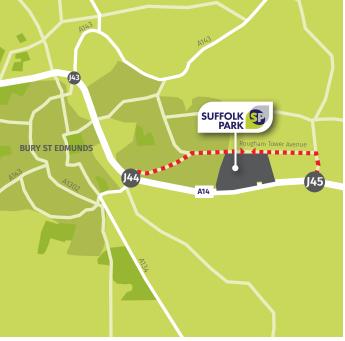


### Location

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

### **JAYNMC**

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:



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SPACE TO INNOVATE



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