



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

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

**10,000 - 350,000 sq ft
(929 - 32,516 sq m)**

Possible additional complementary uses subject to planning

**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


MH STAR


NHS


SEALEY


PLOT 1510
DESIGN & BUILD
OPPORTUNITIES
Available


TREATT


ENTERPRISE ZONE
DESIGN & BUILD
OPPORTUNITIES
Available


RETAIL UNITS
Available


INNOVATION
& BUSINESS
CENTRE
Available


ALDI



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



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

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.



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

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