

PHASE 3

SUFFOLK
PARK



BURY ST EDMUNDS | IP32 7FQ

SP
47

PRE-LET TO
Hermes

SP
160

JAYNIC

SUFFOLK-PARK.UK

3 NEW WAREHOUSE UNITS
AVAILABLE Q3 2022
TO LET

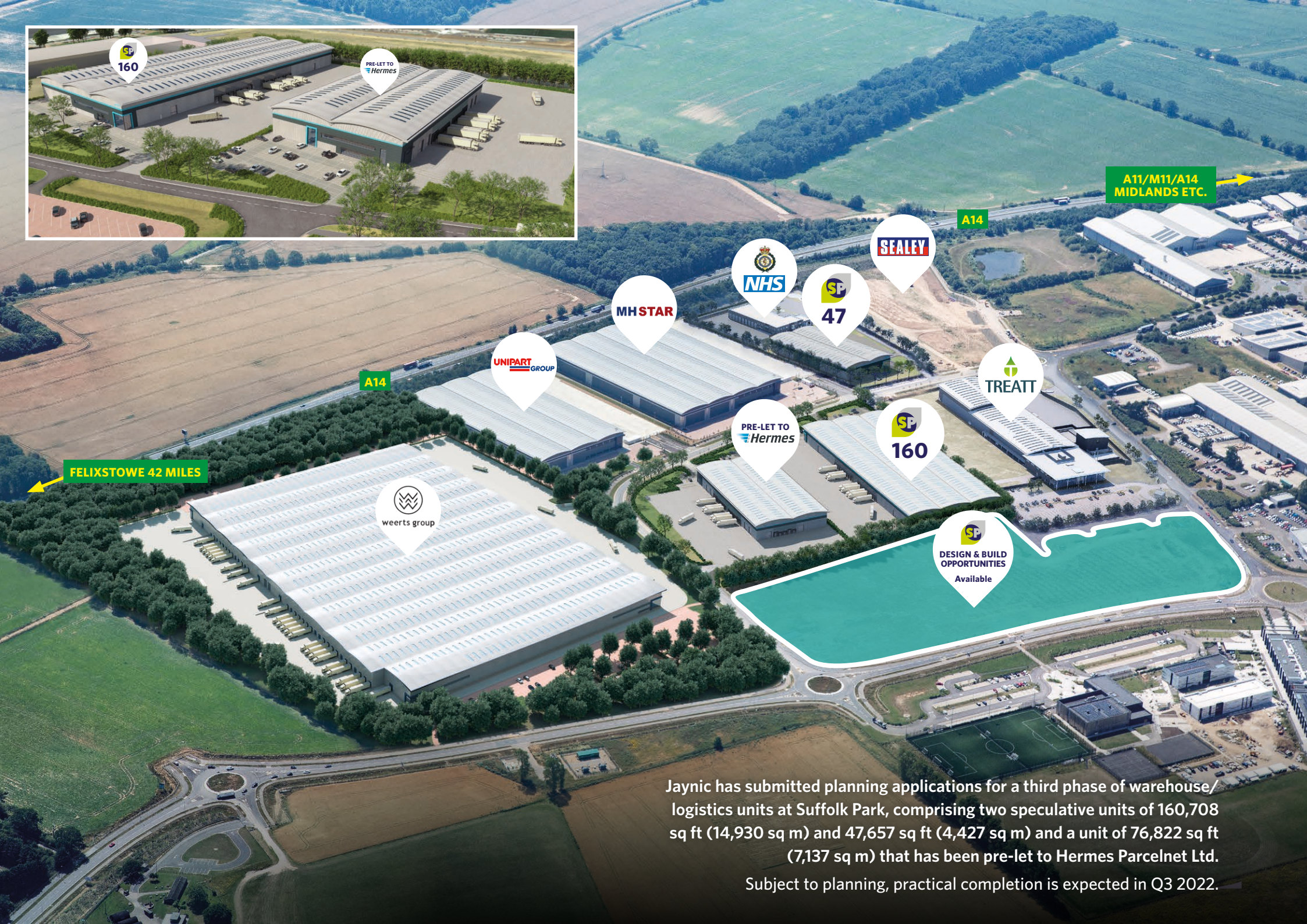
SP 160 **160,708 sq ft** (14,930 sq m)

SP 47 **47,657 sq ft** (4,427 sq m)

SP 76 **PRE-LET TO HERMES PARCELNET LTD**

SUBJECT TO PLANNING. APPLICATION SUBMITTED

**With over 1.4 million sq ft
transacted to date,
Suffolk Park is the logistics
destination of choice in the
eastern region.**



160

PRE-LET TO
Hermes

MHSTAR

UNIPART
GROUP

NHS

SEALEY

SP
47

TREATT

PRE-LET TO
Hermes

SP
160

weerts group

SP
DESIGN & BUILD
OPPORTUNITIES
Available

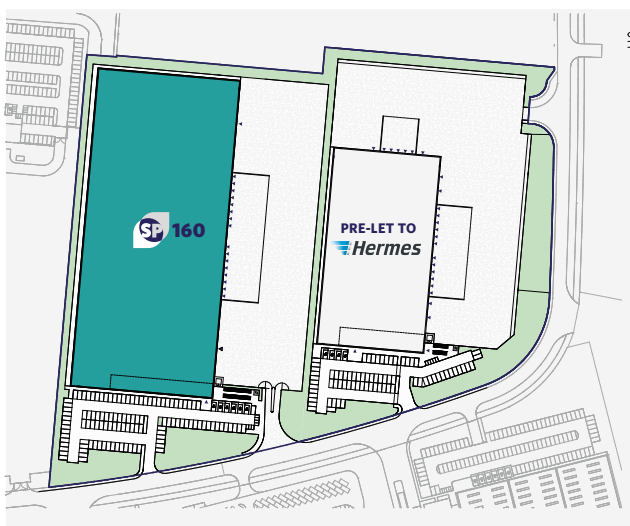
A11/M11/A14
MIDLANDS ETC.

A14

A14

FELIXSTOWE 42 MILES

Jaynic has submitted planning applications for a third phase of warehouse/ logistics units at Suffolk Park, comprising two speculative units of 160,708 sq ft (14,930 sq m) and 47,657 sq ft (4,427 sq m) and a unit of 76,822 sq ft (7,137 sq m) that has been pre-let to Hermes Parcelnet Ltd. Subject to planning, practical completion is expected in Q3 2022.



AVAILABLE Q3 2022

160,708 sq ft (14,930 sq m)

Specification

- 12.5m clear height
- Yard depth 50m
- 16 dock levellers
- 2 level access doors
- 114 car parking spaces (6 disabled)
- 65 HGV parking spaces
- 154 cycles (+ 4 visitor)
- 6 EV charging points (+ 6 future)
- 500 KVA allocated
- Floor loading 50kn/m²

Accommodation	sq ft	sq m
Warehouse	155,000	14,400
First floor office	5,108	475
Plant	600	55
TOTAL	160,708	14,930



AVAILABLE Q3 2022

47,657 sq ft (4,427 sq m)

Specification

- 12.5m clear height
- Yard depth 40m
- 4 dock levellers
- 2 level access doors
- 40 car parking spaces (2 disabled)
- 11 HGV parking spaces
- 52 cycles (+ 4 visitor)
- 2 EV charging points (+ 2 future)
- 175 KVA allocated
- Floor loading 50kn/m²

Accommodation	sq ft	sq m
Warehouse	44,067	4,094
First floor office	2,990	278
Plant	600	55
TOTAL	47,657	4,427

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 M H Star UK Ltd, 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.

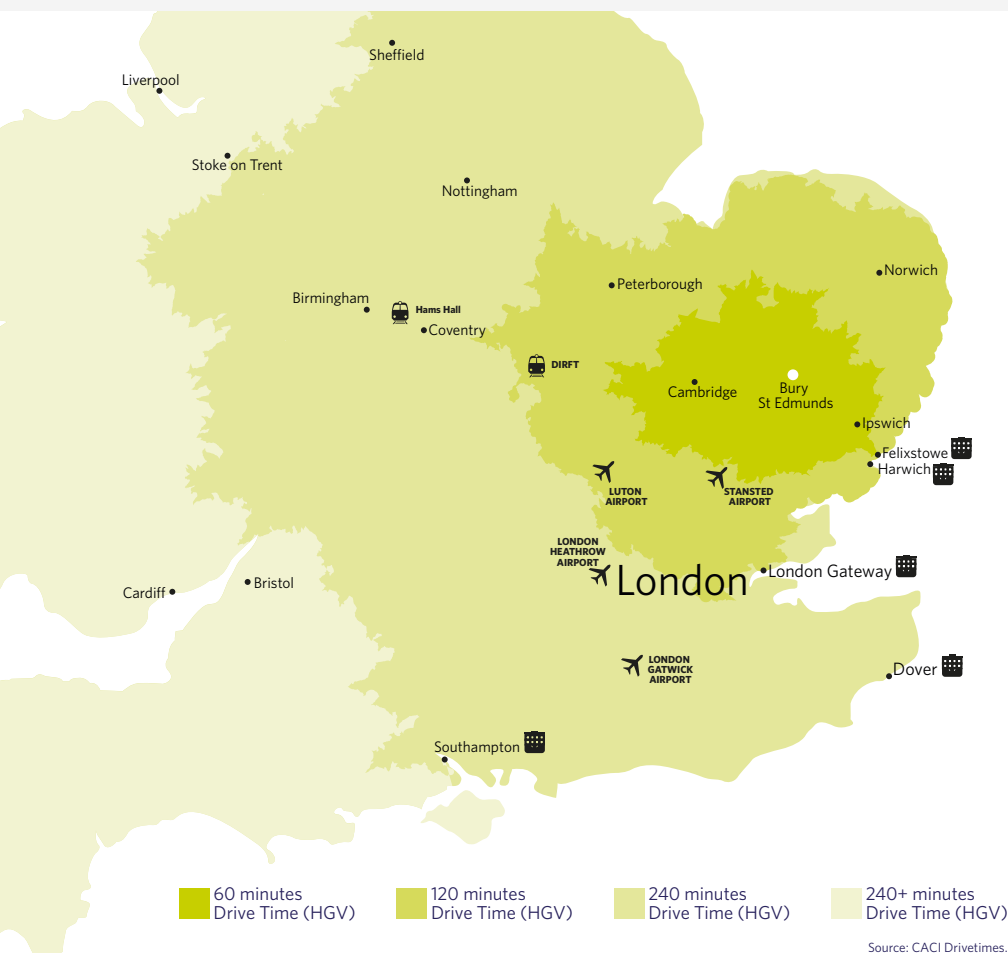
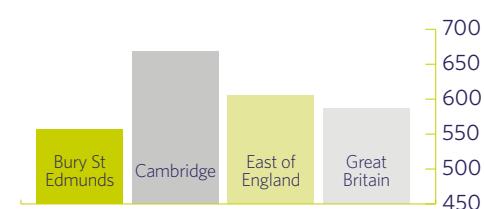
Labour

Labour supply:

Economically active	264,600
In employment	254,900
Employees	216,700
Self employed	38,200
Unemployed (est.)	6,100

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

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

Jaynic is an established property company focusing on land promotion and business space development in the south and east of England.

The company has a strong track record in the delivery of maximum value through the planning process and high quality, sustainable and efficient development.

jaynic.co.uk

For further information please contact the joint agents:



Bonnie Minshull
bminshull@savills.com
07807 999 326
John Madocks Wright
jmwright@savills.com
07807 999 635



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

Bidwells, Hazells and Savills 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, Hazells and Savills has any authority to make or give any representation or warranty whatever in relation to this property. **September 2021.**

create with impact. 01732 897799 | createwithimpact.com [E8275/WH]

SUFFOLK-PARK.UK