



BURY ST EDMUNDS | IP32 7FQ



**JAYNIC**

**SUFFOLK-PARK.UK**

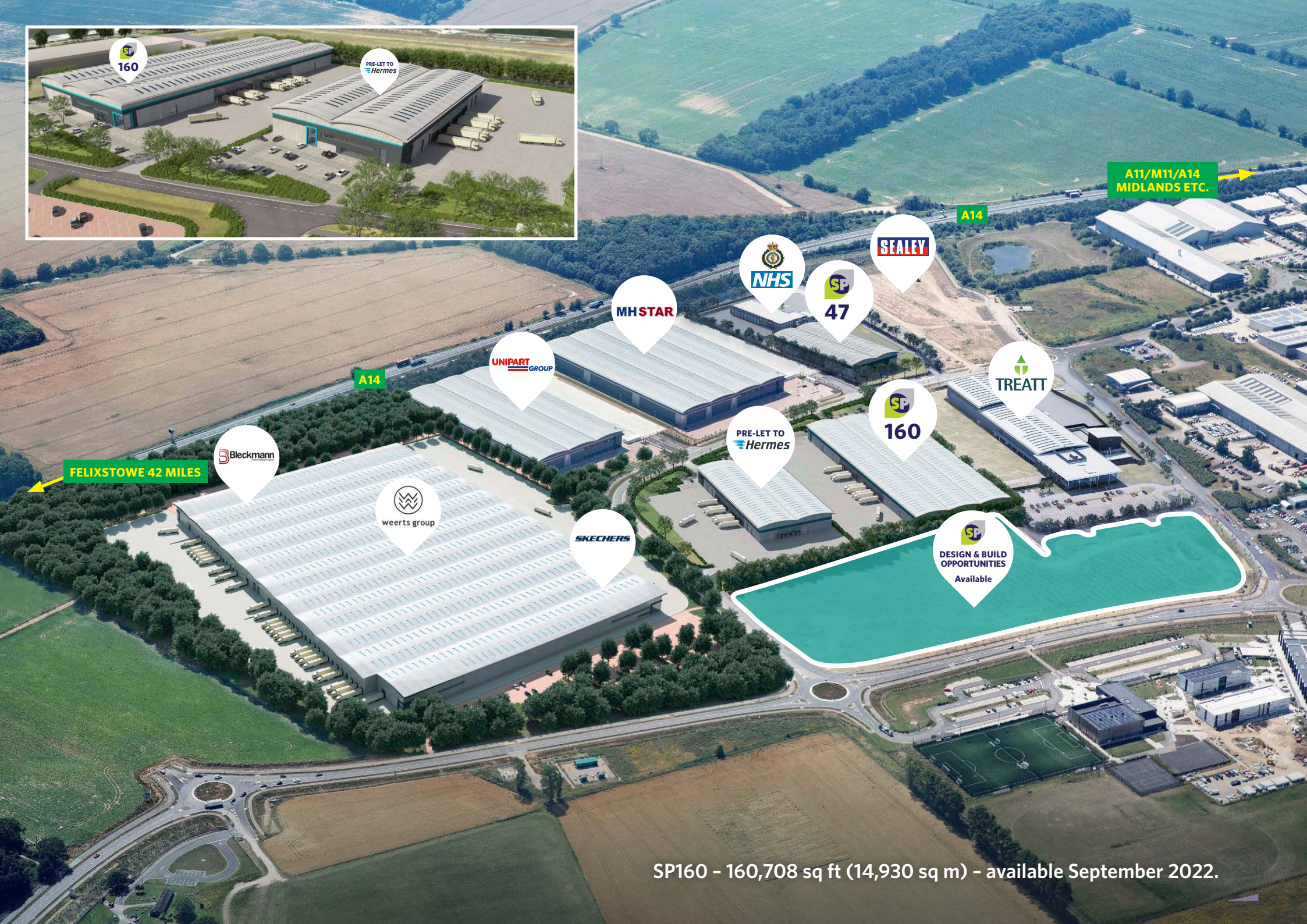
## **NEW WAREHOUSE UNIT**

**AVAILABLE SEPTEMBER 2022  
TO LET**

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

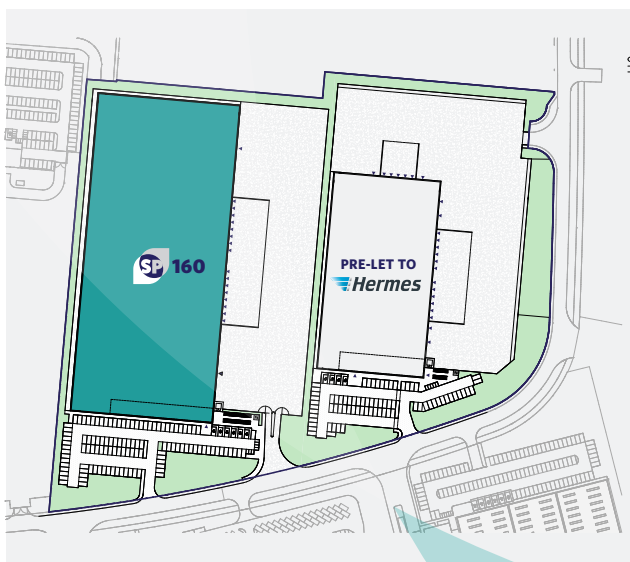
**With over 1.4 million sq ft  
transacted to date,  
Suffolk Park is the logistics  
destination of choice in the  
eastern region.**





SP160 - 160,708 sq ft (14,930 sq m) - available September 2022.





## AVAILABLE SEPTEMBER 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)
- BREEAM 'Excellent'
- EPC 'A' Rating
- 65 HGV parking spaces
- 154 cycles (+ 4 visitor)
- 6 EV charging points (+ 6 future)
- 500 KVA allocated (further capacity available - subject to costs)
- Floor loading 50kn/m<sup>2</sup>

| Accommodation      | sq ft          | sq m          |
|--------------------|----------------|---------------|
| Warehouse          | 155,000        | 14,400        |
| First floor office | 5,108          | 475           |
| Plant              | 600            | 55            |
| <b>TOTAL</b>       | <b>160,708</b> | <b>14,930</b> |



Office



Warehouse



Reception



Dock Levellers

All photos taken are of earlier phases at Suffolk Park, shown here to illustrate typical specification.



## 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 Bleckmann, Skechers, 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.

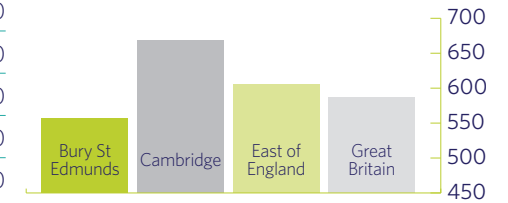
## Labour

### 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](http://jaynic.co.uk)

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