



BURY ST EDMUNDS | IP32 7FQ



NEW WAREHOUSE UNIT

AVAILABLE SEPTEMBER 2022
TO LET

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

With over 1.6 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

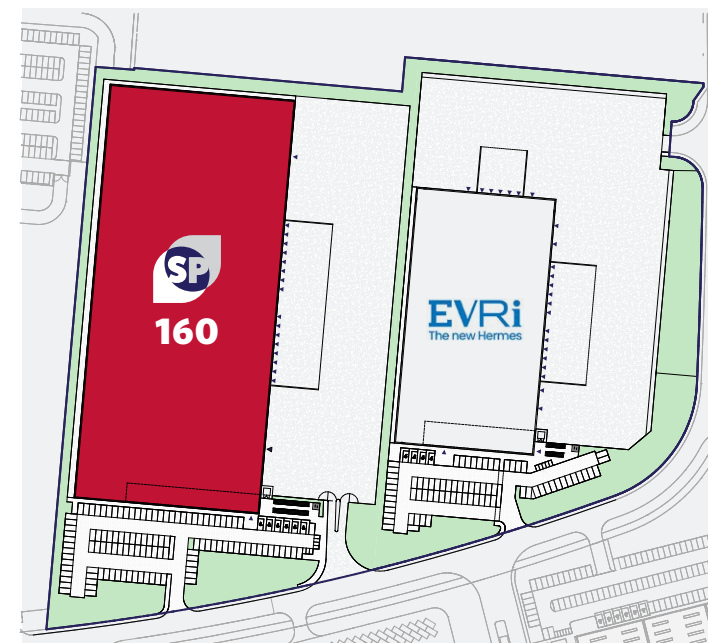
160,708 sq ft (14,930 sq m)

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/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



Sustainability

Jaynic is committed to delivering buildings that are constructed using sustainable and innovative energy saving features.



**15%
rooflights**



**10% EV
parking**



**LED office
lighting**



**Low flush volume
WC's & low waste use taps**



**Solar thermal
pre-heated hot water**



**PV ready
roofs**



**Carpets with 84.48% of
Recycled & Bio Based Content**



**High performance
insulation**



**MF plasterboard
ceiling tiles**



**Responsibility
sourced timber**



**Extensive
Landscaping**

JAYNIC



Office



Warehouse



Reception



Dock Levellers



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.



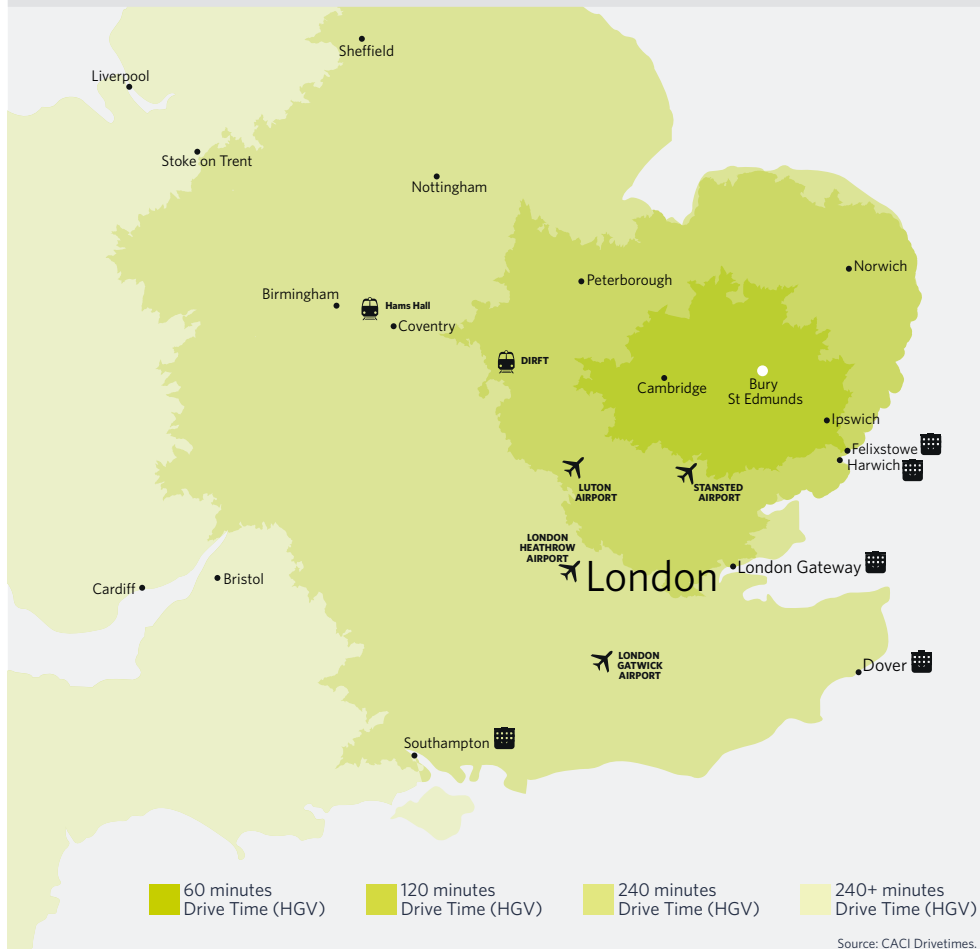
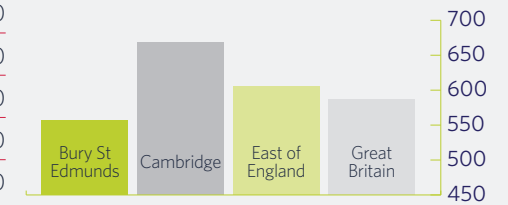
Labour

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

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