SUFFOLK PARK

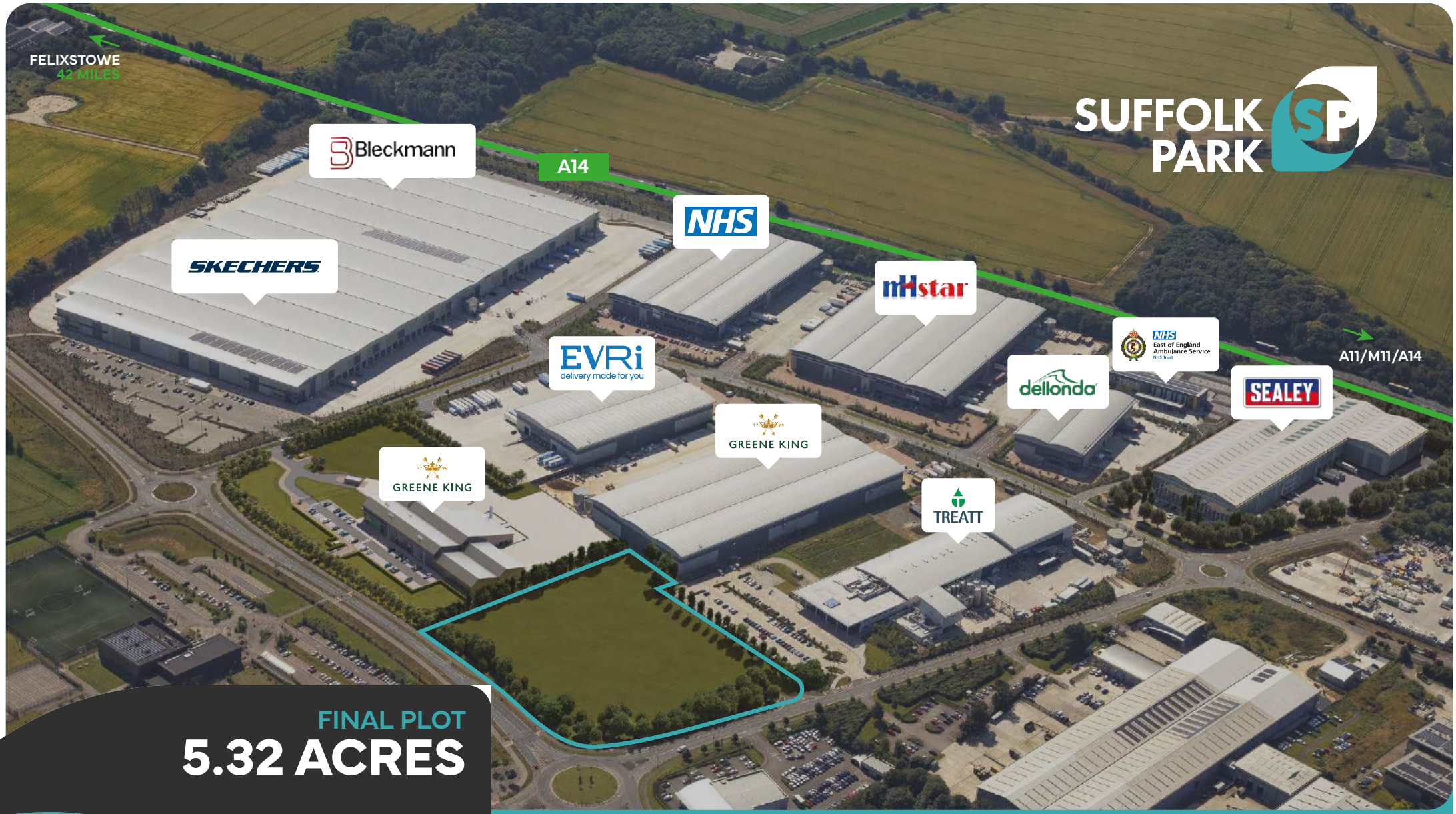
BURY ST EDMUNDS | IP32 7FQ

OUR FINAL 5.32-ACRE PLOT BENEFITS FROM PLANNING CONSENT FOR A **78,100 SQ FT LOGISTICS UNIT**, WITH POTENTIAL FOR UP TO **100,000 SQ FT**, SUBJECT TO PLANNING. AVAILABLE ON A FREEHOLD OR LEASEHOLD BASIS



SUFFOLK-PARK.UK

JAYNIC



FINAL PLOT

5.32 ACRES

SUFFOLK PARK IS THE LOGISTICS DESTINATION OF CHOICE IN THE EASTERN REGION, SURROUNDED BY VARIOUS OCCUPIERS INCLUDING SKECHERS, EVRI, SEALEY, BLECKMANN & GREENE KING

Option A

PLANNING CONSENT FOR A 78,100 SQ FT LOGISTICS UNIT

AVAILABLE TO LEASE OR FREEHOLD



SUFFOLK PARK

ACCOMMODATION

	sq ft	sq m
WAREHOUSE	72,500	6,735
FIRST FLOOR OFFICE	5,000	465
PLANT	600	55
TOTAL	78,100	7,255



SPECIFICATION

- 14 EV CHARGING POINTS (+ 14 FUTURE)
- DELIVERY WITHIN 9 MONTHS
- 12.5 METRE CLEAR HEIGHT
- 8 DOCK LEVELLERS (INC 2 EURODOCKS)
- BREEAM EXCELLENT
- TARGETED EPC A
- FLOOR LOADING 50KN/M²
- 250 KVA ALLOCATED WITH POTENTIAL FOR UP TO 4MVA
- 32 HGV PARKING SPACES & 71 CAR PARKING SPACES (4 DISABLED)
- 2 LEVEL ACCESS DOORS
- MAX YARD DEPTH 62M
- 78 CYCLE STORAGE AREA (+ 4 VISITOR)

Option B



POTENTIAL FOR UP TO

100,000 SQ FT OF LOGISTICS SPACE SUBJECT TO PLANNING

AVAILABLE TO LEASE OR FREEHOLD



- 5.32 ACRE SITE
- OUTLINE PLANNING CONSENT FOR E(G) AND B8 USE, SUITABLE FOR B2 USE
- SURROUNDED BY BLUE CHIP OCCUPIERS
- SUITABLE FOR A VARIETY OF DIFFERENT USES, SUBJECT TO PLANNING
- 42 MILES FROM FELIXSTOWE, THE UK'S LARGEST CONTAINER PORT
- PROMINENT GATEWAY SITE

SUFFOLK PARK

SPECIFICATION



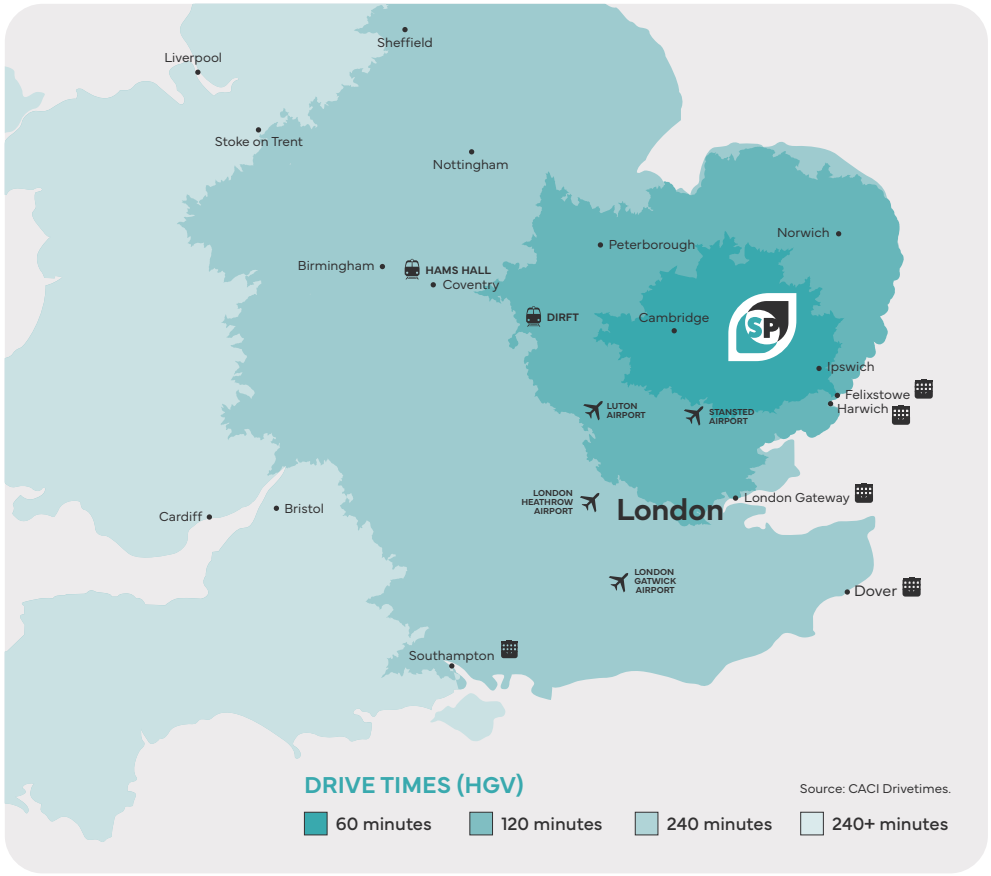


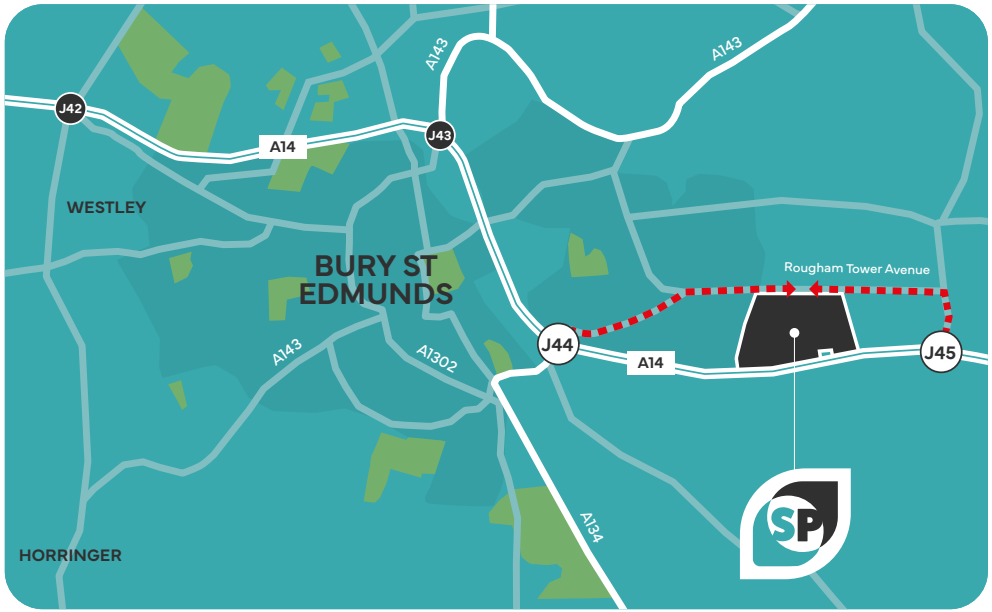



All photos taken are of earlier phases at Suffolk Park, shown here to illustrate typical specification.

SUSTAINABILITY FEATURES TO INCLUDE

- 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





SUFFOLK PARK

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.

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

Seaports	Distance	Time
Felixstowe	42 miles	52 minutes
London Gateway	86 miles	95 minutes
Dover	139 miles	148 minutes
Southampton	166 miles	176 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

Railports	Distance	Time
DIRFT	93 miles	108 minutes
Hams Hall	120 miles	130 minutes

Source: Google Maps.

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



JAYNIC

RESULTS DRIVEN LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT

ABOUT THE DEVELOPER

Jaynic focusses on land promotion and business space development in the south and east of England.

Over the last 5 years Jaynic has developed over 3m sq ft of business space in Suffolk.

We have been responsible for the creation of several major employment sites in West Suffolk and further afield including:

- Gateway 14, Stowmarket
- Haverhill Business Park
- Haverhill Research Park
- Buckingway Business Park, Cambridge
- University of Essex Knowledge Gateway, Colchester

For more information visit: **jaynic.co.uk**



Jaynic's 30,000 sq ft EpiCentre at Haverhill Research Park


Stowmarket Innovation Gateway, Gateway 14, Stowmarket



Greene King Brewery , Suffolk Park, Bury St Edmunds



JAYNIC

SUFFOLK PARK

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