

A large, stylized logo consisting of the letters 'S' and 'P' in a bold, sans-serif font. The 'S' is white and the 'P' is dark blue. They are set against a background of overlapping blue and white circular shapes that create a sense of depth and movement.

SUFFOLK PARK
BURY ST EDMUNDS | IP32 7QB

**NEW BUSINESS PARK WITH
ENTERPRISE ZONE STATUS**

**HIGH QUALITY BUSINESS SPACE
DESIGNED FOR YOU
FROM 2,000 to 75,000 sq ft**

suffolk-park.uk

SPACE TO CREATE | DELIVER | GROW



Suffolk Park has the only Enterprise Zone in Bury St Edmunds, providing an unrivalled opportunity for aspiring businesses to expand or relocate.

The 37 acre Enterprise Zone Business Park forms part of the wider Suffolk Park development which has outline consent for 2 million sq ft of business uses. It is situated adjacent to the primary out-of-town business and retail area at Moreton Hall, with direct access to the A14 at junction 45, just 1.4 miles to the East. Bury St Edmunds town centre is only 2.5 miles to the west.

The park offers a high quality business environment allowing a mix of Grade A office, Research & Development, B1 light industrial and B8 Warehouse & Trade Counter space as well as other uses.





Bury St Edmunds

The primary commercial and administrative centre for West Suffolk.



Sustainability

Target BREEAM Rating – very good
Target EPC Rating – A.



Planning

Outline planning consent for 2 million sq ft of business space uses at Suffolk Park.



Labour

High quality and skilled workforce available.



Connectivity

Direct access to the A14 via Junctions 44 and 45.



Power

14 MVA of power has been reserved for the overall site.



CGI's are indicative only.



TREATT

New 200,000 sq ft HQ for TREATT
construction commencing 2018

KEY ENTERPRISE ZONE BENEFITS



Rates

Up to £275,000 in rates relief over the first five years.



Superfast

The park benefits from superfast broadband connectivity.



Planning

Simplified and fast tracked planning process.



Indicative Masterplan



Bespoke Commercial Uses



B1 Office Park,
Innovation Centre
and Ancillary Uses



B1 & B8 Uses

Turnkey design
& build and
speculative
units from
2,000 to
75,000 sq ft





SYBIL ANDREWS ACADEMY



SKYLINER SPORTS CENTRE



TOWN CENTRE

RAILWAY STATION

BRITISH SUGAR

TOOL STATION

DESIRA PEUGEOT

MORETON HALL PUBLIC HOUSE & TESCO EXPRESS

MARSHALLS FORD

GREENE KING

MATALAN

JOHN BANKS HONDA

MORETON HALL RESIDENTIAL AREA

SAINSBURY'S

MORETON HALL RETAIL PARK

HOWDENS

SCREWFIX

ROYAL MAIL

TAYLOR WIMPEY

BLOOR HOMES

SUFFOLK HOUSING ASSOCIATION

WHITING AND PARTNERS

AUDI BSE

FLYING FORTRESS PUBLIC HOUSE

SYBIL ANDREWS ACADEMY

SKYLINER SPORTS CENTRE

ENTERPRISE ZONE
BUSINESS PARK

A14

FORTRESS WAY

ROUGHAM TOWER AVENUE

suffolk-park.uk

SUFFOLK PARK

BURY ST EDMUNDS
IP32 7QB



SAT NAV REF:
IP32 7QB

Developer JAYNIC

Jaynic is an established Developer with a strong track record for delivery in East Anglia, including at Haverhill Research Park, Haverhill Business Park and Cambridge Research Park. Jaynic pride themselves on an open, transparent and professional approach, working closely with local companies to create desirable places for people to work.

For further information please contact the agent:



Jonathan Lloyd
jonathan@hazells.co.uk
Richard Pyatt
richard@hazells.co.uk



Patrick Stanton
patrick.stanton@bidwells.co.uk
Rory Banks
rory.banks@bidwells.co.uk

