

Under Construction
Completion November 2018

**SUFFOLK
PARK** 
BURY ST EDMUNDS



**TO LET
FOR SALE**

TWO NEW LOGISTICS/WAREHOUSE UNITS
147,230 & 206,486 sq ft (13,678 & 19,183 sq m)

JAYNIC

suffolk-park.uk



Bury St Edmunds

Bury St Edmunds is located in the heart of the eastern region and forms one of the main commercial centres within the strategically important A14 corridor, linking Felixstowe to the Midlands and London via the M11.

The town is the primary commercial and administrative centre for West Suffolk and boasts a variety of service sector, production and manufacturing occupiers including major national operators such as Sealey, Greene King, British Sugar, DHL, Century Logistics, Treatt, Servest, Mizkan and Taylor Wimpey.

Major residential development is underway in Bury St Edmunds with over 5,000 new homes allocated and construction commenced, to help the town's continued economic growth and accommodate an expanding workforce.

Aerial View



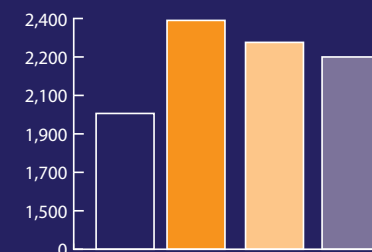
Labour

Labour supply:

Economically active	179,800
In employment	173,600
Employees	146,100
Self employed	22,700
Unemployed (est.)	5,800

Average wages (£/month):

- Bury St Edmunds
- Cambridge
- East of England
- Great Britain



Source: Nomis



Two new logistics/warehouse units (B8) currently under construction and due for completion in November 2018. Both units will provide a high quality office content and excellent sustainability credentials.

Further land available for build to suit from 50,000 sq ft (4,645 sq m) up to 750,000 sq ft (69,677 sq m).

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



SP 206

Accommodation

	sq ft	sq m
Warehouse	200,727	18,648
First Floor Office	5,102	474
Second Floor Plant	657	61
Total	206,486	19,183

Specification

- 12.5m clear height
- 20 no. dock levellers
- 2 no. level access doors
- 50m yard depth
- 30 HGV parking spaces
- 146 car parking spaces (8 disabled)
- 96 Cycle spaces
- 750 KVA allocated
- Fully fitted air conditioned offices with LG7 lighting
- Welfare/staff facilities tailored to occupier requirements
- Target BREEAM 'Excellent' & EPC 'A' rating
- 5% electric charging points
- PV ready roof

SP 147

Accommodation

	sq ft	sq m
Warehouse	142,644	13,252
First Floor Office	3,929	365
Second Floor Plant	657	61
Total	147,230	13,678

Specification

- 12.5m clear height
- 16 no. dock levellers
- 2 no. level access doors
- 50m Yard Depth
- 25 HGV parking spaces
- 105 car parking spaces (6 disabled)
- 72 cycle spaces
- 500 KVA allocated
- Fully fitted air conditioned offices with LG7 lighting
- Welfare/staff facilities tailored to occupier requirements
- Target BREEAM 'Excellent' & EPC 'A' rating
- 5% electric charging points
- PV ready roof



All areas are GIA and approximate. Not to scale.

SAT NAV REF: IP32 7QB



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Location

SP147 and SP206 are 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.

Developer

JAYNIC

Suffolk Park is a development by Jaynic, an established property company known for an open, transparent and professional approach.

Jaynic specialises in promoting employment and residential areas through the planning process, implementation of pump priming infrastructure and subsequent plot development on both a speculative and bespoke basis.

jaynic.co.uk

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