

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



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



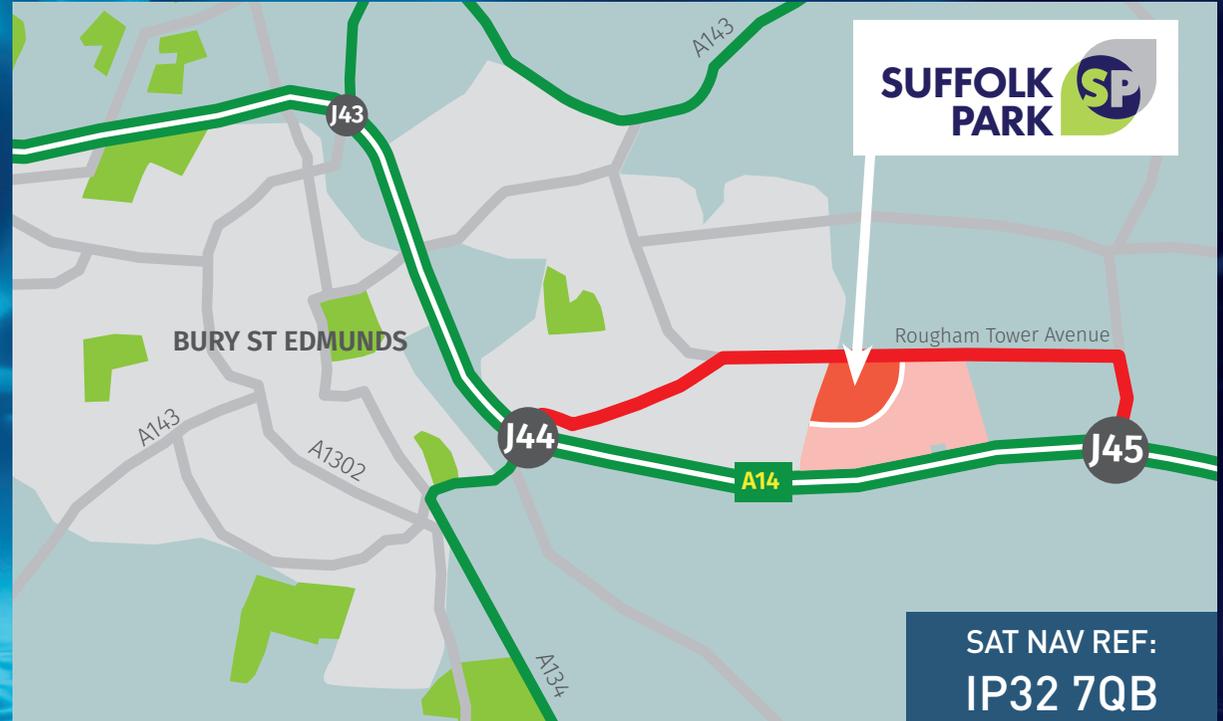


SYBIL ANDREWS ACADEMY



SKYLINER SPORTS CENTRE





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:



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NEWANGLIA
 Local Enterprise Partnership for Norfolk and Suffolk

Enterprise Zones

SPACE TO INNOVATE

Forest Heath & St Edmundsbury councils

West Suffolk
 working together