



**NEW BUSINESS AND  
LOGISTICS PARK**

**BUILD TO SUIT OPTIONS AVAILABLE**

**50,000 - 750,000 sq ft (4,645 - 69,667 sq m)**

**To Let / For Sale**

# BUILD-TO-SUIT OPTIONS TO MEET END USER REQUIREMENTS 50,000 - 750,000 SQ FT (4,645 - 69,667 SQ M)

**Suffolk Park is the only major allocated employment site in Bury St Edmunds with outline planning consent for up to 2 million sq ft (185,806 sq m) of B1 and B8 uses.**

Suffolk Park is strategically located adjacent to Bury St Edmunds' established primary out-of-town commercial, retail and trade location. It is situated between the A14 dual carriageway and the new Rougham Tower Avenue which provides direct access to the A14 at junction 45, just 1.4 miles to the east.

The A14 provides 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.



**Innovative and high specification units can be built with the needs of the occupier at the heart of their design.**

# INDICATIVE LAYOUT 1

UNIT	SP129	SP206	SP147	SP90	SP112	SP121	SP98	SP166	SP157
WAREHOUSE	116,250 sq ft 10,800 sq m	200,795 sq ft 18,655 sq m	142,678 sq ft 13,255 sq m	86,240 sq ft 8,012 sq m	106,756 sq ft 9,918 sq m	115,680 sq ft 10,747 sq m	93,463 sq ft 8,683 sq m	157,691 sq ft 14,650 sq m	149,651 sq ft 13,903 sq m
OFFICE	12,917 sq ft 1,200 sq m	5,231 sq ft 486 sq m	4,118 sq ft 383 sq m	4,542 sq ft 422 sq m	5,619 sq ft 522 sq m	6,082 sq ft 565 sq m	4,919 sq ft 457 sq m	8,299 sq ft 771 sq m	7,879 sq ft 732 sq m
TOTAL	129,167 sq ft 12,000 sq m	206,866 sq ft 19,219 sq m	147,636 sq ft 13,716 sq m	90,783 sq ft 8,434 sq m	112,375 sq ft 10,440 sq m	121,761 sq ft 11,312 sq m	98,382 sq ft 9,140 sq m	165,990 sq ft 15,421 sq m	157,530 sq ft 14,635 sq m

Typical specification includes 50m yards, potential maximum building heights of 21m with dock and level access doors to suit end user requirements.



<< CAMBRIDGE/M11 29/33 MILES

# INDICATIVE LAYOUT 2

UNIT	SP129	SP206	SP147	SP90	SP157	SP214	SP326
WAREHOUSE	116,250 sq ft 10,800 sq m	200,795 sq ft 18,655 sq m	142,678 sq ft 13,255 sq m	86,240 sq ft 8,012 sq m	149,651 sq ft 13,903 sq m	203,438 sq ft 18,900 sq m	310,000 sq ft 28,800 sq m
OFFICE	12,917 sq ft 1,200 sq m	5,231 sq ft 486 sq m	4,118 sq ft 383 sq m	4,542 sq ft 422 sq m	7,879 sq ft 732 sq m	10,710 sq ft 995 sq m	16,307 sq ft 1,515 sq m
TOTAL	129,167 sq ft 12,000 sq m	206,866 sq ft 19,219 sq m	147,636 sq ft 13,716 sq m	90,783 sq ft 8,434 sq m	157,530 sq ft 14,635 sq m	214,148 sq ft 19,895 sq m	326,308 sq ft 30,315 sq m

Typical specification includes 50m yards, potential maximum building heights of 21m with dock and level access doors to suit end user requirements.



JUNCTION 45  
1.4 MILES >>

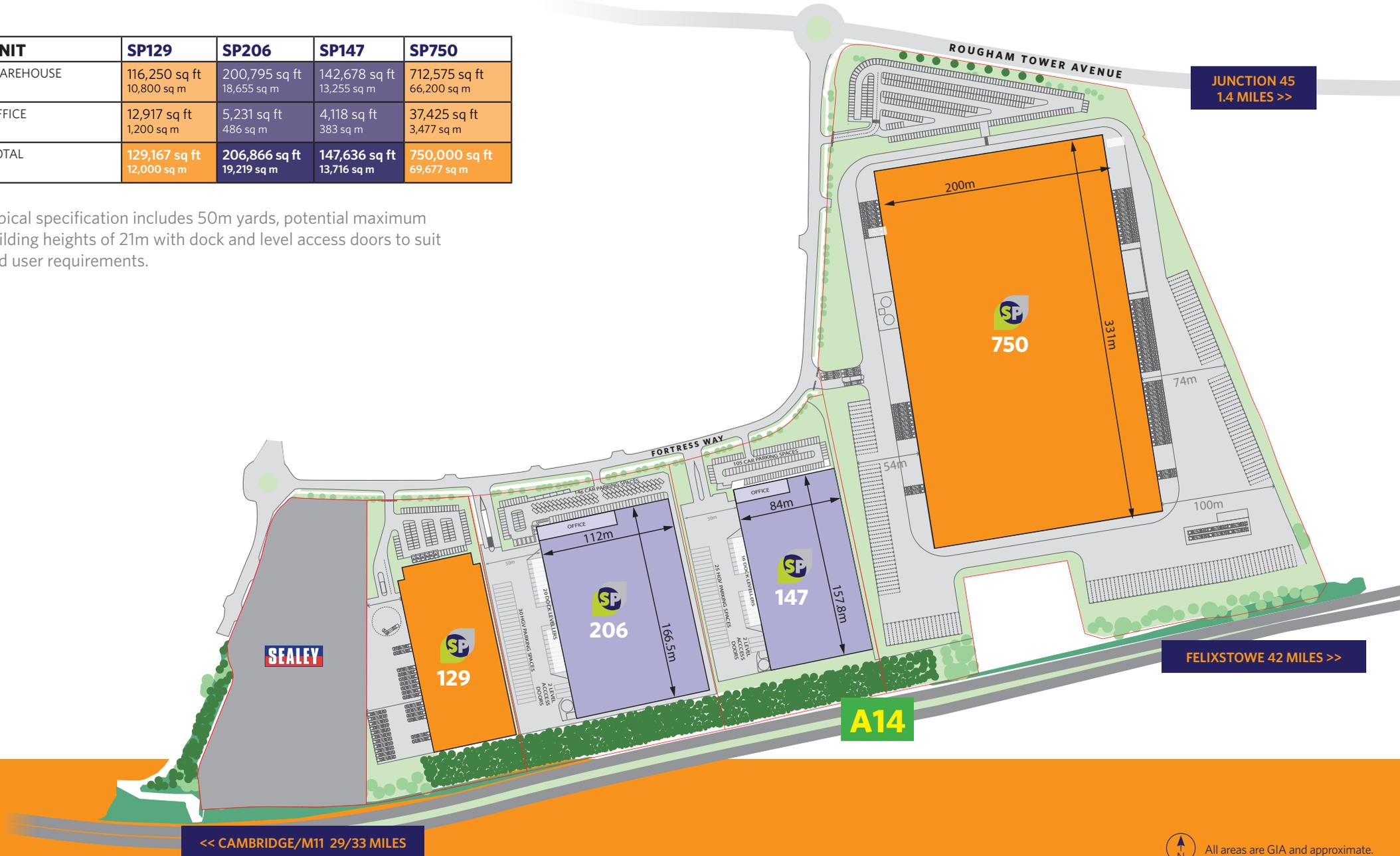
FELIXSTOWE 42 MILES >>

<< CAMBRIDGE/M11 29/33 MILES

# INDICATIVE LAYOUT 3

UNIT	SP129	SP206	SP147	SP750
WAREHOUSE	116,250 sq ft 10,800 sq m	200,795 sq ft 18,655 sq m	142,678 sq ft 13,255 sq m	712,575 sq ft 66,200 sq m
OFFICE	12,917 sq ft 1,200 sq m	5,231 sq ft 486 sq m	4,118 sq ft 383 sq m	37,425 sq ft 3,477 sq m
TOTAL	129,167 sq ft 12,000 sq m	206,866 sq ft 19,219 sq m	147,636 sq ft 13,716 sq m	750,000 sq ft 69,677 sq m

Typical specification includes 50m yards, potential maximum building heights of 21m with dock and level access doors to suit end user requirements.



## UNITS SP147 & SP206 - Immediately available

### General Specification

- 12.5 m clear height
- 50m yard depth
- 5% electric charging points
- Additional electrical capacity may be available subject to requirement
- 16 (SP147) & 20 (SP206) no. dock level doors
- 2 no. level access doors
- Fully fitted air conditioned offices with LG7 lighting
- BREEAM 'Excellent'
- PV ready roof
- High-speed fibre/data connectivity
- EPC 'A' rating
- Floor loading 50kn/m<sup>2</sup>



**Two buildings of 147,636 & 206,866 sq ft (13,716 & 19,219 sq m)  
are immediately available** (see separate brochure)

# SPACE TO CREATE | DELIVER | GROW



## 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, Atalian 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.

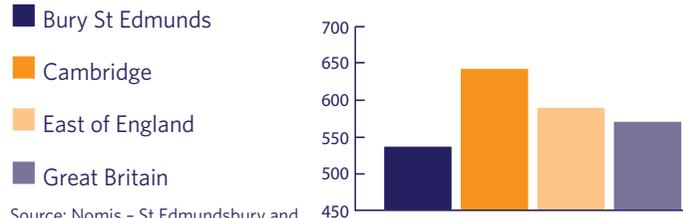


## Labour

### Labour supply:

Economically active	250,400
In employment	239,300
Employees	202,600
Self employed	32,200
Unemployed (est.)	8,100

### Average wages (£/weekly):



Source: Nomis - St Edmundsbury and Forest Heath Localities



## Planning

Outline planning permission granted for up to 2 million sq ft.



## Unique

A single building of up to 750,000 sq ft can be delivered.



## Sustainability

Target BREEAM Rating - Excellent Target EPC Rating - A.



## Infrastructure

Infrastructure, servicing and landscaping works including a new estate road completed.



## Power

Up to 14.5 MVA available.



## Superfast

The park benefits from superfast broadband connectivity.

# 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.



**SUFFOLK PARK**  
BURY ST EDMUNDS  
IP32 7QB

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](http://jaynic.co.uk)

For further information please contact the joint agents:

33 Margaret Street  
London  
W1G 0JD  
**savills.co.uk** savills  
**0207 409 8817**

Bonnie Minshull  
[bminshull@savills.com](mailto:bminshull@savills.com)

John Madocks Wright  
[jmwright@savills.com](mailto:jmwright@savills.com)

**Hazells**  
**01284 702626**  
[hazells.co.uk](http://hazells.co.uk)

Jonathan Lloyd  
[jonathan@hazells.co.uk](mailto:jonathan@hazells.co.uk)

Richard Pyatt  
[richard@hazells.co.uk](mailto:richard@hazells.co.uk)

**BIDWELLS**  
**01223 841 841**  
[bidwells.co.uk](http://bidwells.co.uk)

Patrick Stanton  
[patrick.stanton@bidwells.co.uk](mailto:patrick.stanton@bidwells.co.uk)

Rory Banks  
[rory.banks@bidwells.co.uk](mailto:rory.banks@bidwells.co.uk)

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**suffolk-park.uk**