



# STANTON BUSINESS PARK

SHEPHERDS GROVE | STANTON | BURY ST EDMUNDS | IP22 2PY

**FOR SALE / TO LET**

**TURNKEY OPPORTUNITIES UP TO 70,000 SQ FT (6,503 SQ M)**

SUITABLE FOR A VARIETY OF USES INCLUDING WAREHOUSING,  
INDUSTRIAL, OFFICES AND ROADSIDE – S.T.P

[WWW.STANTONBUSINESSPARK.COM](http://WWW.STANTONBUSINESSPARK.COM)

**JAYNIC**



## THE MASTERPLAN

Jaynic have been promoting 91.5 acres (37.03 ha) of allocated land at Shepherds Grove for a number of years and have created a masterplan for its future commercial development. This masterplan includes a variety of employment uses and significant investment in local infrastructure, including a new access off of the A143 with an estate road (to be adopted), linking through to Shepherds Grove West.



DISS ↗

SHEPHERDS GROVE INDUSTRIAL ESTATE EAST



A143

↙ BURY ST EDMUNDS

SHEPHERDS GROVE WEST

NEARBY OCCUPIERS  
INCLUDE: DHL AVANTI GAS  
SHELBOURNE REYNOLDS  
ASHWELL CONSTRUCTION  
ANIMAX LTD

WELL LOCATED POSITION  
ON THE A143, BETWEEN  
BURY ST EDMUNDS AND  
DISS

## PLANNING

The site is currently identified for employment use as part of adopted Local Plan policy. Jaynic will shortly be submitting a full planning application for a new Copart regional hub (B8 Use Class), construction of a new roundabout on the A143, framework landscaping areas and a new estate road through the site between the A143 and Shepherds Grove West. For the remaining available land we will be seeking an outline consent as follows:

**Plots 100 & 200** – general employment/roadside uses (Use Classes B2, B8, C1, E and hot food/takeaway and pub/restaurant).

**Plot 300** – general employment uses (Use Classes B2, B8 and E(g)).

## THE OFFER

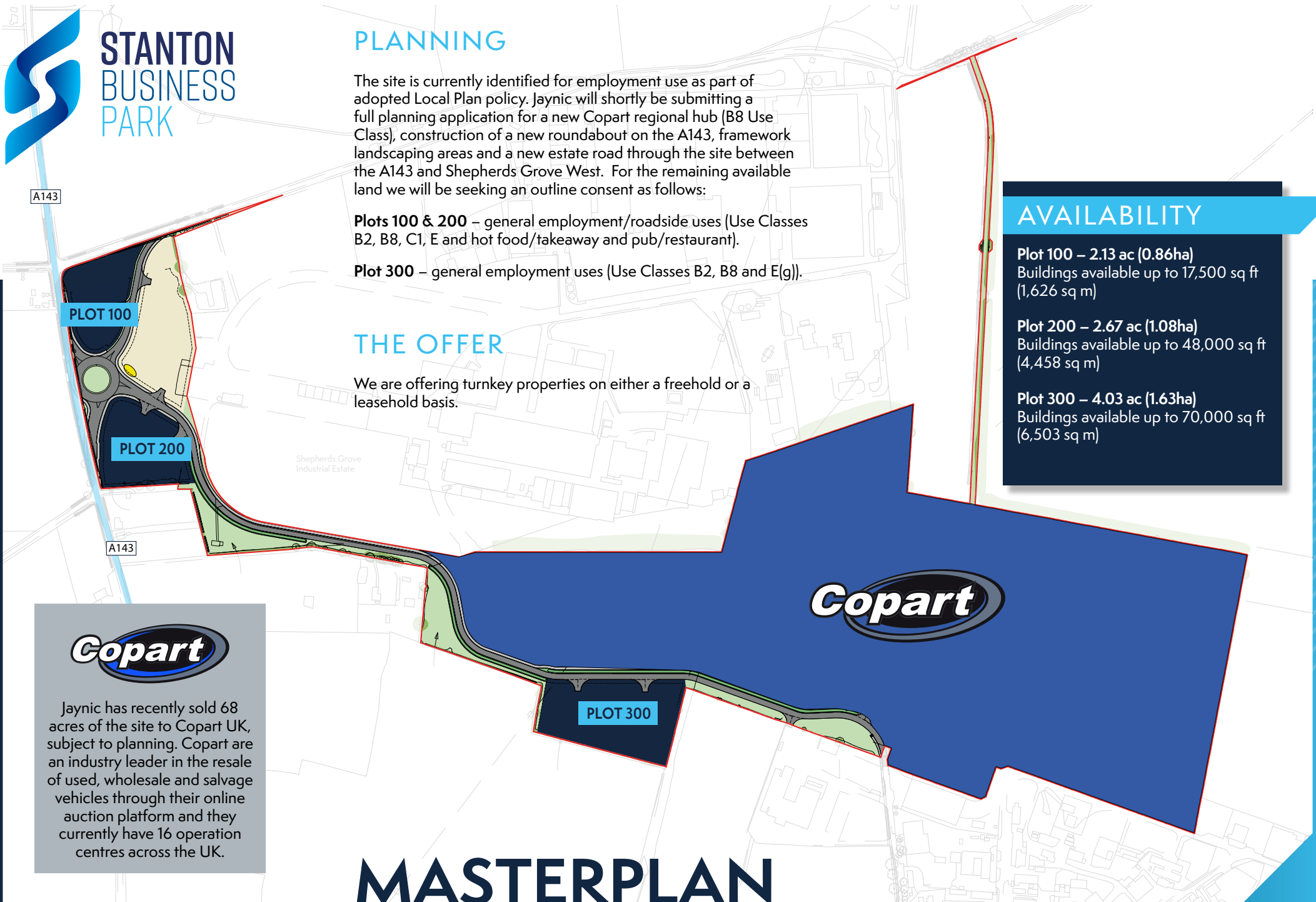
We are offering turnkey properties on either a freehold or a leasehold basis.

## AVAILABILITY

**Plot 100** – 2.13 ac (0.86ha)  
Buildings available up to 17,500 sq ft  
(1,626 sq m)

**Plot 200** – 2.67 ac (1.08ha)  
Buildings available up to 48,000 sq ft  
(4,458 sq m)

**Plot 300** – 4.03 ac (1.63ha)  
Buildings available up to 70,000 sq ft  
(6,503 sq m)



Jaynic has recently sold 68 acres of the site to Copart UK, subject to planning. Copart are an industry leader in the resale of used, wholesale and salvage vehicles through their online auction platform and they currently have 16 operation centres across the UK.



what3words | musically.expand.requests

## EMPLOYMENT NUMBERS



264,600 WORKING AGE POPULATION WITHIN ONE HOUR DRIVE TIME



91.23% QUALIFIED TO NVQ1 AND ABOVE COMPARED TO 87.7% IN GREAT BRITAIN



16.5% WORK IN MANUFACTURING, TRANSPORT & STORAGE COMPARED TO 13% IN GREAT BRITAIN



## LOCATION

Stanton Business Park is located on the A143, 11 miles from the market town of Bury St Edmunds which is adjacent to the A14 trunk road, the primary trunk route between Felixstowe in the east (the UK's largest container port) and in the west to key infrastructure such as M11, A11, A1(M), M1 and M6 in the Midlands.

Stanton Business Park will be accessed directly from the A143 (the route linking Bury St Edmunds and Diss) via a new roundabout which will be constructed as part of the masterplan for the site.

Destination	Approx. Time	Distance
Bury St Edmunds	20 mins	11 miles
Cambridge	56 mins	39 miles
Norwich	50 mins	33 miles
Felixstowe	60 mins	42 miles
Ipswich	40 mins	28 miles
Diss	17 mins	10 miles

FELIXSTOWE PORT IS THE PRIMARY ROUTE FOR EXPORT TO EUROPE



# RESULTS DRIVEN LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT



47,000 sq ft warehouse under construction at Suffolk Park



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



Warehouse at Suffolk Park, Bury St Edmunds

## ABOUT THE DEVELOPER

Jaynic is an established property company focusing on land promotion and business space development in the south and east of England.

Over the last 5 years Jaynic has developed over 1.3m sq ft of business space in West Suffolk and has a further 283,000 sq ft under construction.

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

- Suffolk Park, Bury St Edmunds
- Gateway 14, Stowmarket
- Haverhill Business Park
- Haverhill Research Park
- Bermuda Park, Nuneaton
- Cambridge Research Park
- Buckingway Business Park, Cambridge
- University of Essex Knowledge Gateway, Colchester

For more information visit: [jaynic.co.uk](http://jaynic.co.uk)

Stanton Business Park provides an exciting opportunity to bring forward and deliver modern quality commercial space to serve businesses throughout West Suffolk and the East Anglia region.



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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: (a) Corporate structure and ownership details. (b) Identification and verification of ultimate beneficial owners. (c) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Conditions under which particulars are issued: the agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property, VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Designed and produced by Creativeworld. T: 01282 858200. June 2022.

**JAYNIC**