



**SP** 206

**SUFFOLK  
PARK** 

BURY ST EDMUNDS | IP32 7FQ

**206,866 sq ft (19,219 sq m)**

**NEW LOGISTICS/  
WAREHOUSE UNIT**

**IMMEDIATELY  
AVAILABLE  
TO LET/FOR SALE**

**JAYNIC**



**Phase III**  
Buildings from circa 50,000 - 350,000 sq ft

SP150

**Phase II**

SP100

SP80

SP37

**UNIPART GROUP**

SP 206

**A14**

Proposed food store,  
retail kiosks and  
Innovation Centre (STP)

**Enterprise Zone**

**TREATT**

New HQ commencing Q4 2019

Plot 1510

New East of England  
Ambulance Service  
NHS Trust facility

**SEALEY**

New logistics facility to commence shortly

Suffolk Park is the only major allocated employment site in Bury St Edmunds and the premier logistics and business park in the region with outline planning consent for up to 2 million sq ft (185,806 sq m) of B1 and B8 uses. In addition to SP206 (immediately available), Phase II will be available soon totalling 367,000 sq ft and comprising four buildings of 37,000, 80,000, 100,000 and 150,000 sq ft. Further land is available for units from 50,000 sq ft up to a potential single building of 350,000 sq ft.

Local occupiers include:







SP206 is a new logistics / warehouse unit at Suffolk Park, which is already home to Unipart, Sealey, Treatt and the East of England Ambulance Service NHS Trust.

The unit comprises 206,866 sq ft (19,219 sq m) of Grade A accommodation and is immediately available.

## Accommodation

	sq ft	sq m
Warehouse	200,795	18,655
First Floor Offices	5,231	486
Plant	840	78
<b>TOTAL</b>	<b>206,866</b>	<b>19,219</b>

## Specification

- 12.5m clear height
- 20 no. dock levellers
- 2 no. level access doors
- 50m yard depth
- 30 HGV parking spaces
- Floor loading 50kn/m<sup>2</sup>
- 146 car parking spaces (8 disabled)
- 96 cycle spaces
- 750 KVA allocated\*
- Fully fitted air conditioned offices with LG7 lighting
- 5% electric charging points
- BREEAM 'Excellent'
- High-speed fibre/data connectivity
- EPC 'A' rating
- PV ready roof

\*Additional electrical capacity may be available subject to requirement.



# Bury St Edmunds

Bury St Edmunds is located on the strategically important A14 corridor, linking Felixstowe to the Midlands and London via the M11.

Bury St Edmunds boasts a variety of production and distribution occupiers including major national operators such as Unipart, Sealey, Greene King, British Sugar, Century

Logistics, Treatt, Atalian Servest, Mizkan and Taylor Wimpey.

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

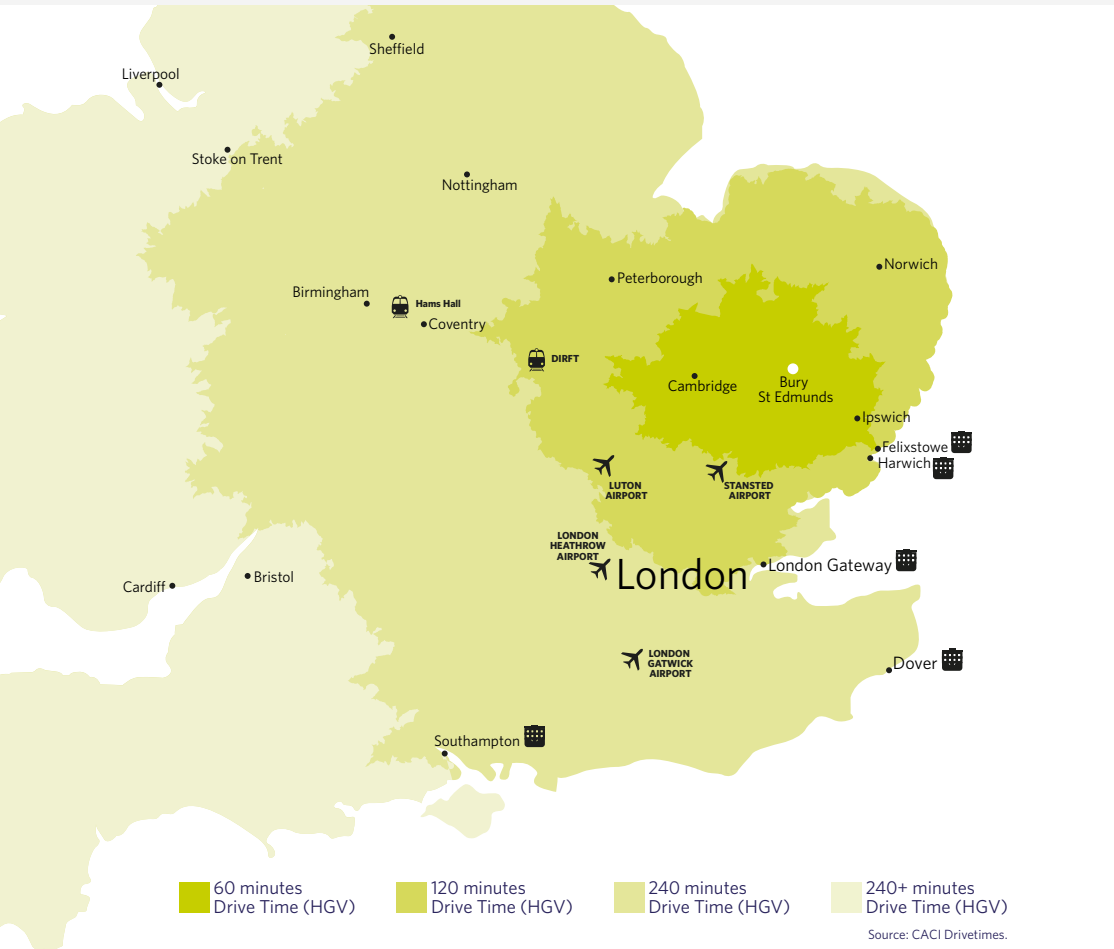
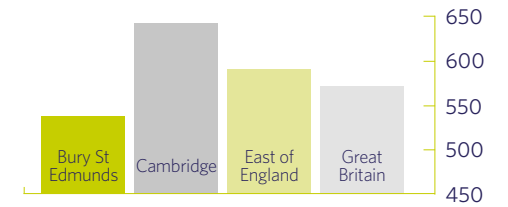
# Labour

## 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



Suffolk Park is located within 1 hour of Felixstowe, the UK's largest container port.

The Port of Felixstowe is the United Kingdom's busiest container port dealing with 42% of Britain's containerised trade. In 2015 it was ranked as the 37th busiest container port in the world and Europe's 6th busiest.



Road (HGV)	Distance	Time
A14 Junction 45	1.4 miles	2 minutes
Ipswich	26 miles	39 minutes
Cambridge	29 miles	45 minutes
Norwich	47 miles	60 minutes
Peterborough	68 miles	76 minutes
London	83 miles	104 minutes

Airports	Distance	Time
Stansted	50 miles	52 minutes
Luton	65 miles	83 minutes
London Heathrow	105 miles	107 minutes
London Gatwick	112 miles	113 minutes

Seaports	Distance	Time
Felixstowe	42 miles	52 minutes
London Gateway	86 miles	95 minutes
Dover	139 miles	148 minutes
Southampton	166 miles	176 minutes

Railports	Distance	Time
DIRFT	93 miles	108 minutes
Hams Hall	120 miles	130 minutes

Source: Google Maps.

