



# FINAL PLOT AVAILABLE



BURY ST EDMUNDS | IP32 7FQ



## WAREHOUSE UNIT FOURTH & FINAL PHASE

PLANNING CONSENT GRANTED  
DELIVERY WITHIN 9 MONTHS

SP 77      78,100 sq ft      (7,255 sq m)      5.32 acres

With over 1.8 million sq ft transacted to date, Suffolk Park is the logistics destination of choice in the eastern region.



SP77 - 78,100 sq ft (7,255 sq m) - planning consent granted.



FELIXSTOWE 42 MILES



A11/M11/A14 MIDLANDS ETC.





# PLANNING CONSENT GRANTED DELIVERY WITHIN 9 MONTHS

**78,100 sq ft (7,255 sq m)**

## Specification

- 12.5m clear height
- Max yard depth 62m
- 8 dock levellers (inc 2 Eurodocks)
- 2 level access doors
- 71 car parking spaces (4 disabled)
- BREEAM 'Excellent'
- EPC 'A' rating
- 78 cycles (+ 4 visitor)
- 14 EV charging points (+ 14 future)
- Floor loading 50kn/m2
- 250 KVA allocated (further capacity available subject to costs)
- 32 HGV parking spaces
- Sale of plot will also be considered

## Accommodation

	sq ft	sq m
Warehouse	72,500	6,735
First floor office	5,000	465
Plant	600	55
<b>TOTAL</b>	<b>78,100</b>	<b>7,255</b>



## Sustainability

Jaynic is committed to delivering buildings that are constructed using sustainable and innovative energy saving features.



**15%  
rooflights**



**10% EV  
parking**



**LED office  
lighting**



**Low flush volume  
WC's & low waste use taps**



**Solar thermal  
pre-heated hot water**



**PV ready  
roofs**



**Carpets with 84.48% of  
Recycled & Bio Based Content**



**High performance  
insulation**



**MF plasterboard  
ceiling tiles**



**Responsibility  
sourced timber**



**Extensive  
Landscaping**

**JAYNIC**





Office



Warehouse



Reception



Dock Levellers



# 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 Greene King, Bleckmann, Skechers, M H Star UK Ltd, 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.

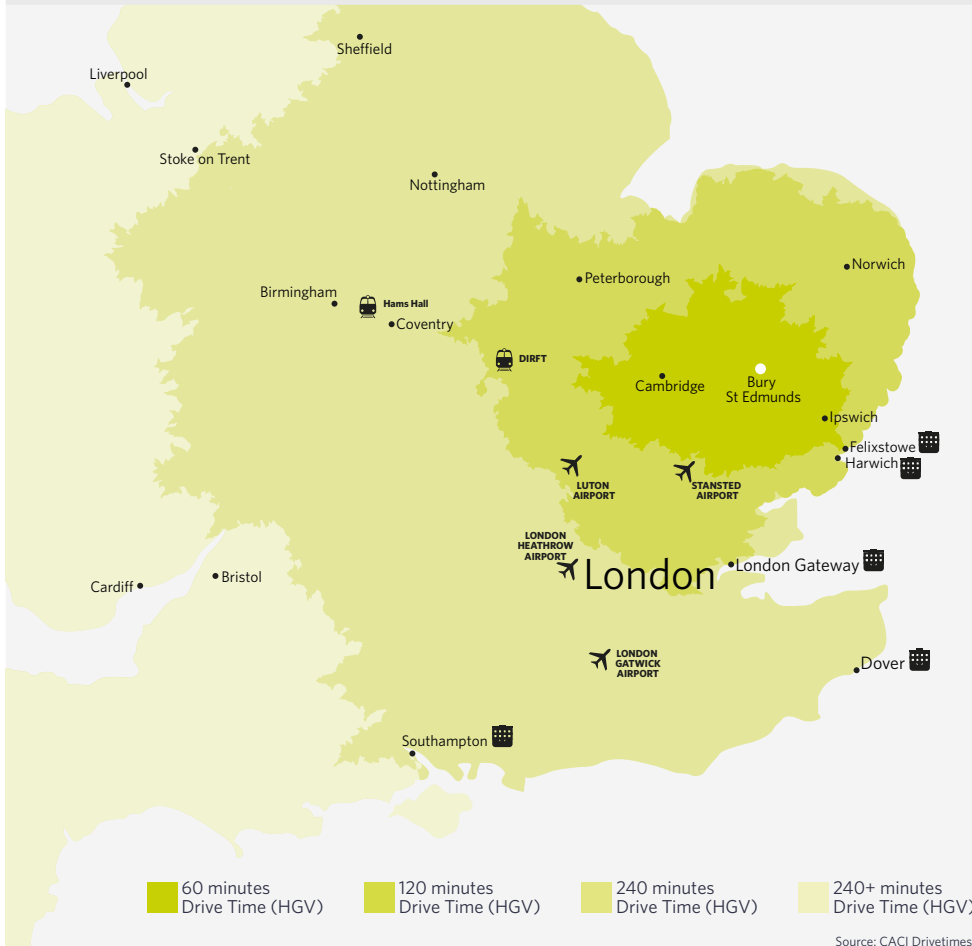
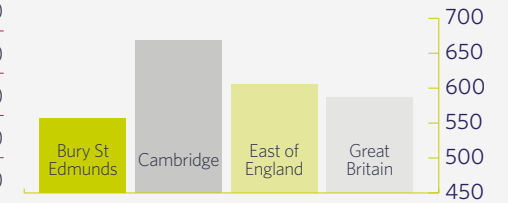
# Labour

## Labour supply:

Economically active	264,600
In employment	254,900
Employees	216,700
Self employed	38,200
Unemployed (est.)	6,100

## 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.

## 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.



SAT NAV REF: IP32 7FQ



Developer

**JAYNIC**

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

The company has a strong track record in the delivery of maximum value through the planning process and high quality, sustainable and efficient development.

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

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