

Freehold & Leasehold Opportunities

CHURCHMANOR
ESTATES

Development of Seven Brand New
Mid Tech Units immediately adjacent
to J45 of the A14

19,052 sq ft – 58,728 sq ft

HQ East

Anglo Saxon Way, Bury St Edmunds, IP30 9XH

Where Business Meets Connectivity

Welcome to HQ East, a flagship development offering seven self-contained office, warehouse, and production units. Designed for ambitious occupiers, these high-specification spaces combine modern functionality with sustainable performance, creating the perfect environment for logistics, light manufacturing, or headquarters operations.

With excellent transport links, sustainable design features targeting BREEAM 'Excellent' and an EPC A rating, HQ East represents the next generation of industrial space. Large, flexible warehouses sit alongside high-quality office accommodation, providing occupiers with the scale and efficiency to grow and thrive.

A full planning application has been submitted for seven 'mid-tech' commercial buildings, comprising Use Class B8 with ancillary Office, Research & Development and/or Manufacturing, and car parking, cycle parking, cycle path, service yards, landscaping, substation(s) and associated infrastructure. The ancillary uses may form no more than 30% of the floor space of each building, but this could potentially be varied, subject to further a planning permission. Pre-application discussions with West Suffolk Council have been very positive, with a consent anticipated by the end of 2025.



Plot 550

Plot 500

Plot 600

Plot 300

Plot 220

Plot 210

Plot 200

HQ East

Bleckmann SEALEY SKECHERS

AVANT nHstar EVRi TREATT

Bury St Edmunds

FESTOOL UNIPART GROUP dellonda GREENE KING AUDI

Felixstowe

A11/M11/A14

A14

McDonald's COSTA

A14/J45

Built for Performance, Designed for Growth

Seven self-contained mid tech logistics, warehouse, production and office units designed with efficiency, sustainability, and connectivity at their core. With high-quality design, and excellent access to the A14, HQ East delivers the perfect base for modern occupiers. With Phase 1 complete and sold to multinational occupiers Festool and Avant, Phase 2 offers flexible layouts and uses (with up to 30% of the building footprint able to be used for either office and/or B2 manufacturing). Offices will be provided to Cat A fitout, but Cat B fitout can be provided by negotiation, and delivery is available 12 months from signed contract. The development is supported by adjacent newly constructed amenities, including a BP PFS with ultra rapid EV charging, Budgens, and Greggs, and Costa and McDonald's. Openreach and private FTTP systems available on site.



Dock Levellers & Level Access Doors (3-6 dock doors and 1-2 level doors per unit)



Service Yards up to 52.8m depth, designed for HGV manoeuvring



External Works: high-quality landscaping, secure perimeter fencing, block-paved parking



Modern Offices: raised access floors, LED lighting, hybrid heating & cooling systems



HQ East

Plot 200		Plot 210		Plot 220		Plot 300		Plot 500		Plot 550		Plot 600	
Total GIA (sq ft)	19,052	Total GIA (sq ft)	19,052	Total GIA (sq ft)	19,052	Total GIA (sq ft)	58,728	Total GIA (sq ft)	24,800	Total GIA (sq ft)	27,125	Total GIA (sq ft)	34,972
Warehouse (sq ft)	13,896	Warehouse (sq ft)	13,896	Warehouse (sq ft)	13,896	Warehouse (sq ft)	43,034	Warehouse (sq ft)	17,738	Warehouse (sq ft)	19,730	Warehouse (sq ft)	25,327
Office* (sq ft)	1,765	Office* (sq ft)	1,765	Office* (sq ft)	1,765	Office* (sq ft)	4,972	Office* (sq ft)	2,239	Office* (sq ft)	2,475	Office* (sq ft)	3,165
Eaves Height (m)	11.7	Eaves Height (m)	11.7	Eaves Height (m)	11.7	Eaves Height (m)	13.79	Eaves Height (m)	11.58	Eaves Height (m)	11.64	Eaves Height (m)	13.64
Yard Depth (m)	38.5	Yard Depth (m)	37.0	Yard Depth (m)	37.0	Yard Depth (m)	52.8	Yard Depth (m)	39.0	Yard Depth (m)	37.0	Yard Depth (m)	43.5
Car Parking	25	Car Parking	25	Car Parking	25	Car Parking	76	Car Parking	33	Car Parking	36	Car Parking	47
EV Charging	4	EV Charging	4	EV Charging	4	EV Charging	11	EV Charging	6	EV Charging	7	EV Charging	8
Power kVA	200	Power kVA	200	Power kVA	200	Power kVA	560	Power kVA	250	Power kVA	275	Power kVA	350

*assumed 10% office footprint

HQ East



HQ East



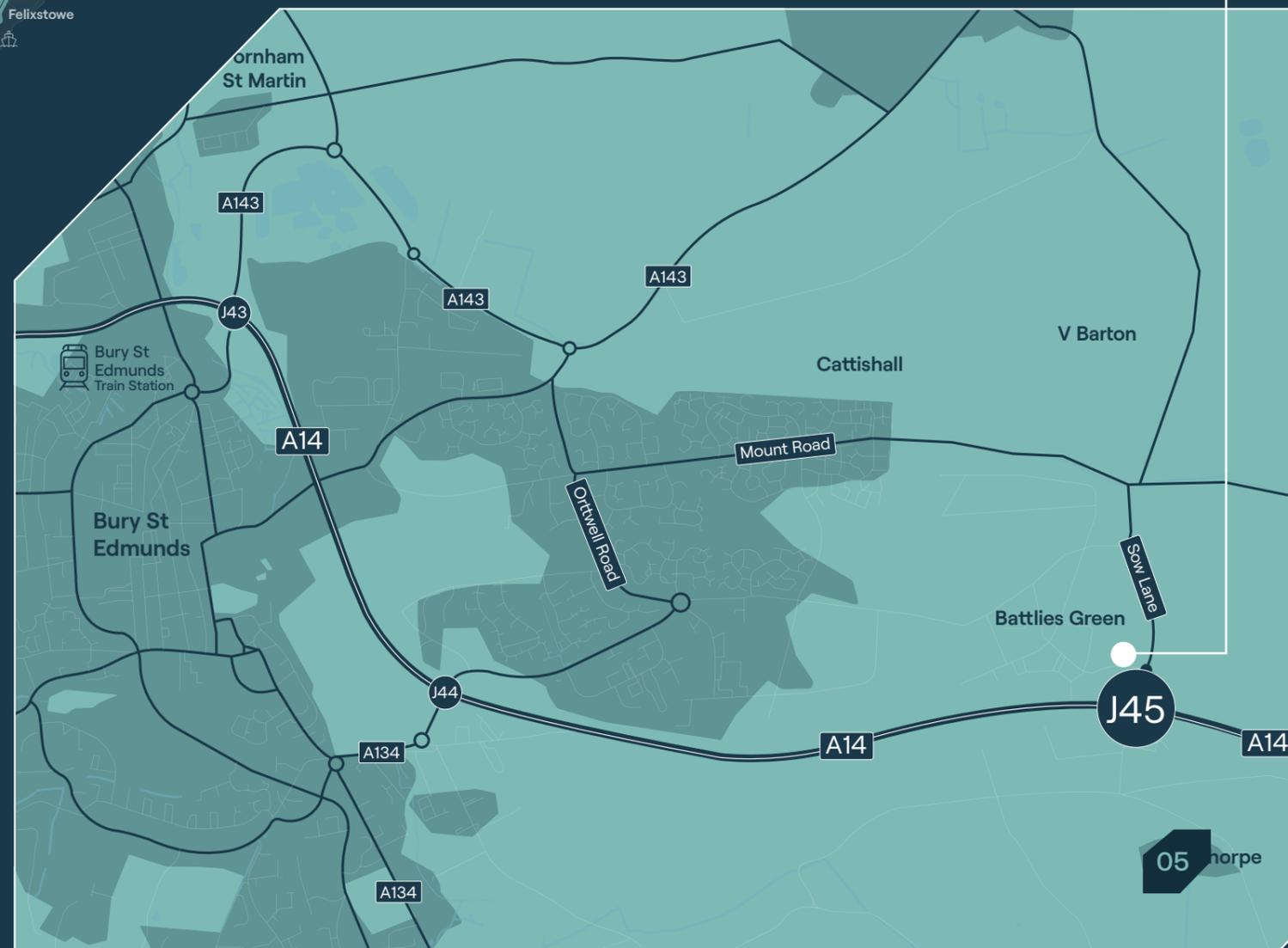


Location	Distance	Time
A14/J45	1.4 miles	2 mins
Ipswich	24.9 mi	45 mins
Cambridge	31.8 mi	42 mins
Felixstowe Port	41.3 mi	1 hr
Norwich	45.3 mi	1 hr 6 mins
Stansted Airport	52 mi	1 hr
Peterborough	71.4 mi	1 hr 12 mins
London	83.4 mi	2 hr 3 mins

HQ East

Seamless Access to Felixstowe & the Midlands

Situated directly off the A14 at Bury St Edmunds, HQ East provides unrivalled access to the UK's logistics network. The A14 connects seamlessly with the M11, A1(M), M1, M6, and A12, while Felixstowe Port is just 41 miles away. Bury St Edmunds is a historic town in West Suffolk with strong cultural, retail, business, and educational appeal, offering an attractive living environment. It provides about 40% of local jobs, mostly in health, retail, administration and professional services. The economy is driven by small businesses, unemployment is low, and earnings are above the UK average. The proportions of workers in NS-SEC categories L1-7 (49.7%), and in management, professions, technical, administrative, and skilled trade roles (67.6%), are above the English average, and those in sales, customer service, and elementary occupations (22.8%) below the average.



Sustainable by Design

HQ East has been created with the future in mind, targeting BREEAM Excellent and an EPC A rating. From roof-mounted solar PV panels and EV charging infrastructure to airtight, energy-efficient construction and LED lighting throughout, every element is designed to reduce carbon footprint, lower running costs, and support occupiers' ESG commitments. Each unit will have its own cyclist shower, changing and drying room facilities.

EPC A-25 or better energy performance rating



BREEAM Excellent targeted across all units



EV Charging Points available across all units



Photovoltaics: renewable power generation built-in



Surface Water Drainage: sustainable system of swales, rain gardens & attenuation ponds



Cycle Storage: secure, covered two-tier racks provided for all units



HQ East



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