

A development by

**EQUATION** **BRIDGES**  
PROPERTIES | Fund Management

PLANNING  
CONSENT GRANTED



STANTON IP31 2BG  
**SENTINEL**  
PARK

EXISTING OPEN STORAGE  
AVAILABLE TO LET  
389,631 SQ FT / 8.94 Acres  
READY FOR IMMEDIATE OCCUPATION

APPROXIMATELY  
1 HOUR DRIVE FROM  
SIZEWELL C POWER STATION

# OPEN STORAGE MASTERPLAN



Sentinel Park features three flexible open storage plots up to a total of 389,631 SQ FT - 8.94 Acres. The masterplan highlights the three available plots; all plot designations remain flexible and can be shifted to suit occupier requirements.

<b>AREA 1</b>	210,757 SQ FT	4.84 ACRES
<b>AREA 2</b>	34,638 SQ FT	0.8 ACRES
<b>AREA 3</b>	144,236 SQ FT	3.31 ACRES

# OPEN STORAGE



AREA 3

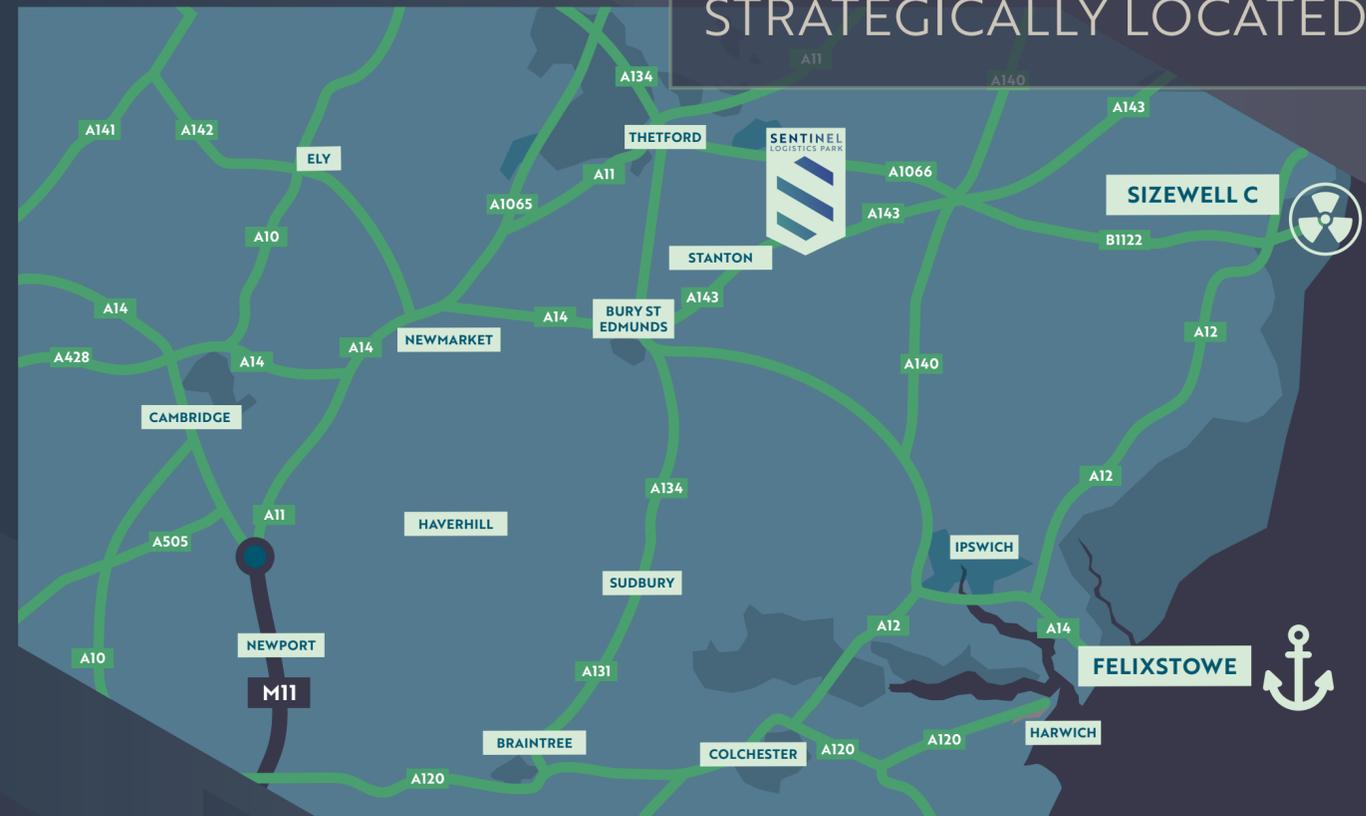
AREA 1

AREA 2

AREA 1	210,757 SQ FT	4.84 ACRES
AREA 2	34,638 SQ FT	0.8 ACRES
AREA 3	144,236 SQ FT	3.31 ACRES



# STRATEGICALLY LOCATED



## PLACES

PLACES	DISTANCE	JOURNEY
A14	11 MILES	18 MINS
BURY ST EDMUNDS	13 MILES	22 MINS
IPSWICH	28 MILES	41 MINS
A12	30 MILES	36 MINS
NORWICH	33 MILES	50 MINS
CAMBRIDGE	40 MILES	58 MINS
COLCHESTER	44 MILES	1 HOUR
SIZEWELL C POWER STATION	39 MILES	1 HR 10 MINS
CHELMSFORD	67 MILES	1 HR 23 MINS
LONDON M25	72 MILES	1 HR 18 MINS
PETERBOROUGH	80 MILES	1 HR 30 MINS
LONDON	94 MILES	2 HRS 1 MIN
M1	102 MILES	1 HR 48 MINS
LEICESTER	109 MILES	2 HRS 17 MINS
NOTTINGHAM	129 MILES	2 HRS 35 MINS
BIRMINGHAM	136 MILES	2 HRS 24 MINS
LEEDS	190 MILES	3 HRS 29 MINS
MANCHESTER	218 MILES	3 HRS 57 MINS



## AIRPORTS

AIRPORTS	DISTANCE	JOURNEY
NORWICH	32 MILES	50 MINS
STANSTED	60 MILES	1 HR 9 MINS
LUTON	77 MILES	1 HR 38 MINS
SOUTHEND	82 MILES	1 HR 40 MINS
LONDON CITY	87 MILES	1 HR 41 MINS
GATWICK	124 MILES	2 HRS 10 MINS



## RAIL FREIGHT

RAIL FREIGHT	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	43 MILES	52 MINS
DAVENTRY INTERNATIONAL RFT	111 MILES	2 HRS 2 MINS
HAMS HALL	131 MILES	2 HRS 19 MINS
MARITIME RFT	134 MILES	2 HRS 22 MINS



## PORTS

PORTS	DISTANCE	JOURNEY
FELIXSTOWE	43 MILES	52 MINS
HARWICH	56 MILES	1 HR 10 MINS

# SENTINEL

PARK STANTON – IP31 2BG

CONTACT THE JOINT AGENTS FOR MORE INFORMATION



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## LOCATION



GHOST.RECITAL.TAKEOVER

what3words

SENTINEL PARK, SUMMER ROAD, BURY ST EDMUNDS, SUFFOLK, IP31 2BG

[SENTINELPARKSTANTON.CO.UK](https://www.sentinelparkstanton.co.uk)