

459,343 SQ FT

BURY ST EDMUNDS | IP30 9NH

WINDMILL

2024



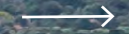
AVAILABLE FROM Q4 2024

A14 Link presents an ideal opportunity for a variety of businesses that utilise the Port of Felixstowe and aim to enhance their distribution network across the UK, given that 70% of Felixstowe's freight is directed towards the Golden Triangle. Additionally, the rail network facilitates 30% of the total freight traffic managed by the Port.





A11/M11/A14



mHstar

SEALEY

dellonda

Bleckmann

UNIPART GROUP

TREATT

EVRI



SKECHERS

Bury St Edmunds

A14

A14



Flexistowe 42 Miles



Brand New Distribution HQ Building



Unparalleled Access to the UK's Distribution Network



Located On Major Eastern Region Distribution Park



44 Dock Level Loading Doors
4 Ground Level Loading Doors



Easy Access to A14 & Ports



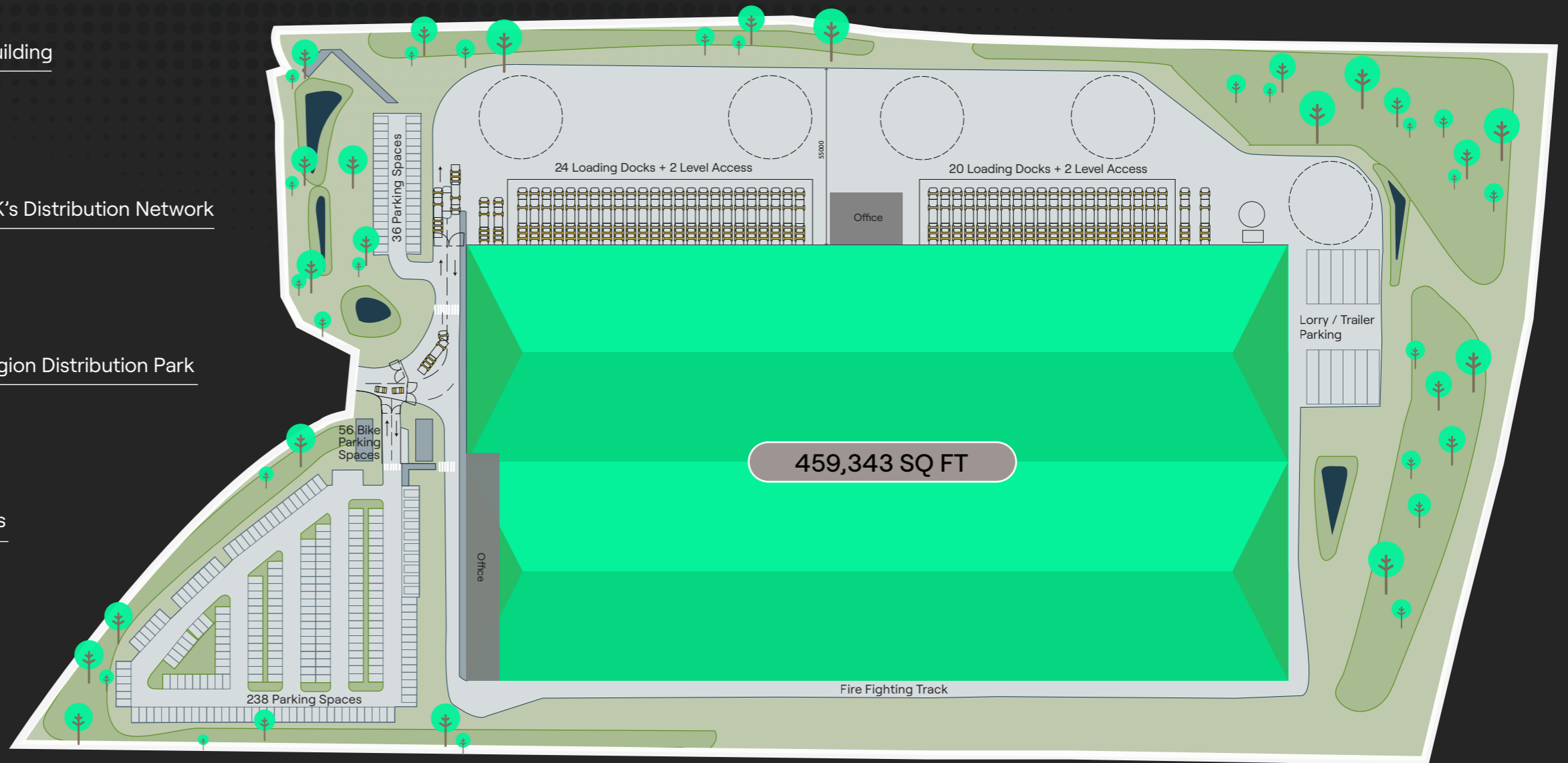
High Specification



55m Yards



13m Clear Height



A14 LINK

	SQ M	SQ FT
Main Warehouse	40,314	433,940
Hub Offices	720	7,750
Main Offices (Assumed)	1,640	17,653
Total	42,674	459,343

BREEAM®

BREEAM
EXCELLENT



ON SITE
CYCLE PARKING



EV
CHARGING



PHOTOVOLTAIC
PANELS



TARGET EPC A
RATING

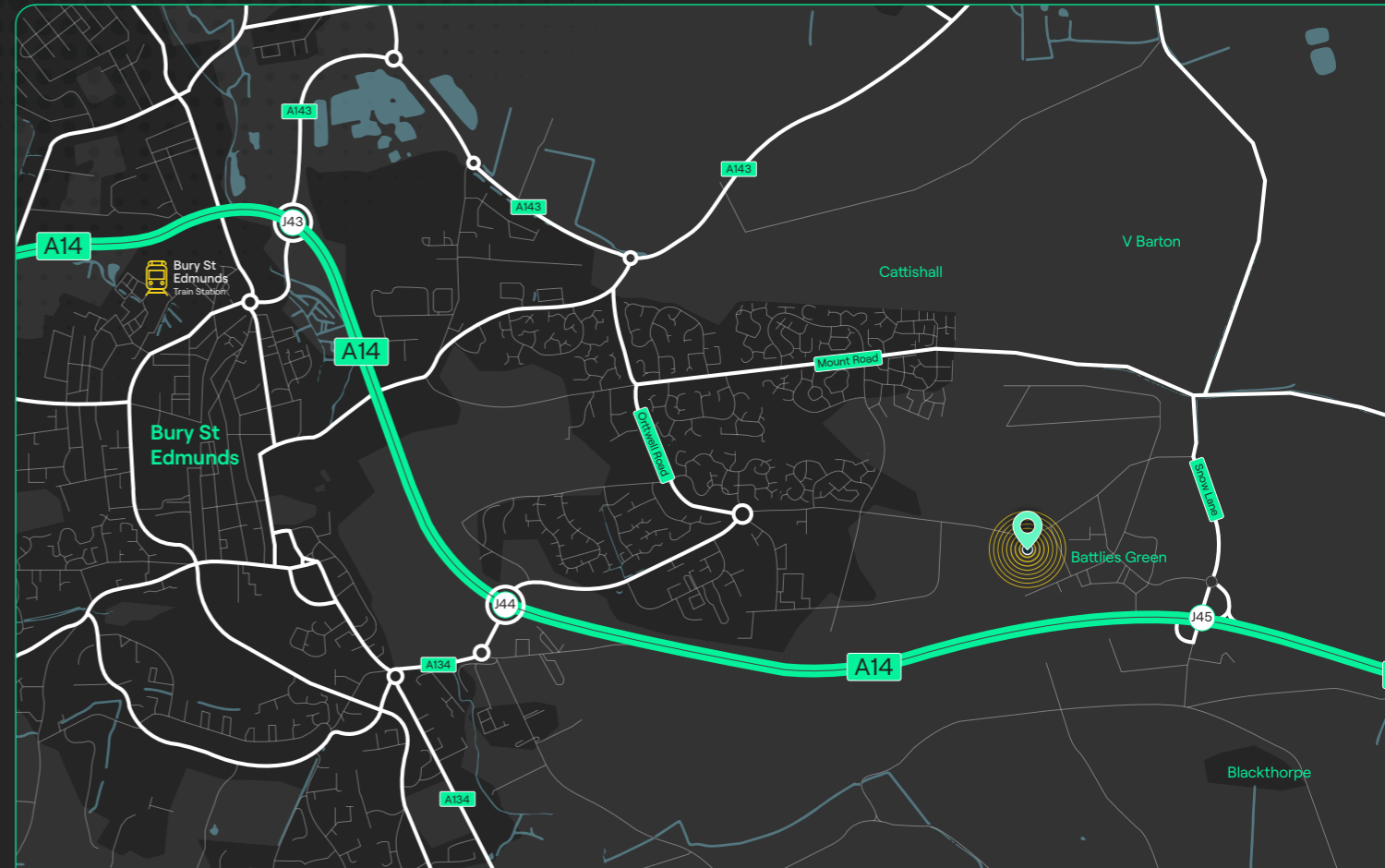


LED
LIGHTING

ESG
ESG
ESG



A14 Link is located just outside the market town of Bury St Edmunds to the East. Bury St Edmunds at the heart of East Anglia, approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.



Location

Bury St Edmunds is located on the A14 dual carriageway, which provides access to both the south-east to Felixstowe, home of the UK's largest container port, and west to key road infrastructure such as the M11, A11, A1(M), M1 and M6.

This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.

Other occupiers on the park include Evri Parcelnet Ltd, Sketchers, Bleckman, MH Star UK Ltd, Unipart Logistics, Treatt, Sealey and The East of England Ambulance Trust.



Busiest port in the **UK**



Over **4 million containers** handled per annum



3,500 Employees



Over **3,000 ships** per annum



Largest deepwater port in the UK



8th busiest port in **Europe**



43rd busiest port in the **world**



Connectivity to over **700 ports** in the world



Port of Felixstowe

The Port of Felixstowe, situated just 42 miles away or a 52-minute drive, stands as the largest and busiest container port in the UK, commanding 48% of the nation's containerised trade.

Port	Distance	Time
Felixstowe Port	42 miles	52 mins

Sizewell B Power Station

Output from Sizewell B power station, the country's most efficient nuclear plant, has helped the UK fleet to a major milestone. The UK's nuclear stations have clocked up 2000 terawatt hours (TWh) of zero carbon electricity – enough to power all the UK's homes for more than 18 years.

Alongside Sizewell B, as of January 2024, Sizewell C triggered its Development Consent Order (DCO), opening the path for formal construction of the new 3.2GW nuclear power station on the Suffolk coast.

Power Station	Distance	Time
Sizewell Power Station	46 miles	1 hr 21 mins



Avoiding 87m tonnes of CO2 emissions*



Enough to power every home in Suffolk for 192 years



Like taking 42m cars off UK roads for a year

*when compared to direct emissions of combined cycle gas turbines | all figures rounded to the nearest hundred thousand. Source: EDF Energy





weerts group

Our independence and entrepreneurial spirit give us the ability to quickly identify and seize opportunities to continuously work on important organic and external growth projects. In order to remain independent and reach critical mass as quickly as possible, we reinvest the entire proceeds of our activities in the growth of our group.



Road	Distance	Time
A14 Junction 45	1.4 miles	2 mins
Ipswich	26 miles	39 mins
Cambridge	29 miles	45 mins
Norwich	47 miles	1 hr
Peterborough	68 miles	1 hr 16 mins
London	83 miles	1 hr 44 mins

Source: CACI Drivetimes

Ports/Airports	Distance	Time
Bury St Edmunds Station	4.6 miles	9 mins
Felixstowe Port	42 miles	52 mins
Stansted Airport	50 miles	52 mins
Luton Airport	65 miles	1 hr 23 mins
London Gateway	96 miles	1 hr 35 mins
London Heathrow	105 miles	1 hr 47 mins
Dover	139 miles	2 hr 56 mins

For details on the rental package available, please contact the joint retained agents.



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