



Multipark

STANTON

Bury St. Edmunds, IP31 2BG

- Cost effective space
£3 - £5 per sq.ft
- Short term flexible
leases available
- Recently refurbished



INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE TO LET • 9,918 - 297,319 SQ.FT (921 - 27,622 SQ.M)

Stanton is located near the market town of Bury St Edmunds in north Suffolk, at the heart of East Anglia. It is approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.

The estate is situated just 0.4 miles south of the A143 on Sumner Road which meets the A143 1.6 miles east of the village of Stanton.

The A143 offers excellent connectivity to all the major surrounding road networks. It joins the A14 at Bury St Edmunds approximately 11 miles south-west of the property. From here, key road infrastructure including the M11, A11, A1 (M) and M25 are all accessible, as well as the Port of Felixstowe which is approximately 40 miles south-east of Bury St Edmunds.

The closest railway stations can be found in Diss and Bury St Edmunds, which provide direct access to London Liverpool Street and Cambridge in 1hr and 30 minutes and 40 minutes respectively.

DHL Supply Chain occupy the remainder of the site and have done so for the past c.30 years.

Sizewell C Power Station

37 Miles
1hr 3 Drive Time

Felixstowe Port

41.4 Miles
54 Mins Drive Time

Harwich Port

56 Miles
1hr 10 Drive Time

Stansted Airport

60 Miles
1hr 16 Drive Time

Heathrow Airport

107 Miles
2hr 13 Drive Time



Road Network Drive Times

ROAD	MILES	KM	MINUTES
A14	10	16	20
A140	10	16	16
A11	12	19	20
M11 (J9)	42	68	50
M25 (J27)	72	116	75
M1/M6 Interchange	101	163	110

MULTIPARK NORTH		
UNIT	SQ.FT	SQ.M
1-4	LET	
10-11	LET	
15	LET	
7	LET	
16-18	LET	
19	LET	
20	66,636	6,190.7
21	37,458	3,479.9
22	36,888	3,427

MULTIPARK SOUTH		
UNIT	SQ.FT	SQ.M
1	9,918	921.4
2	19,843	1,843.5
3	29,325	2,724.4
4	29,570	2,747.1
5	14,748	1,370.1
6	14,532	1,350.1
7	10,157	943.6
8	LET	
9	28,244	2,624



The property comprises a mix of industrial warehouse units from 9,918 sq.ft - 297,319 sq.ft offering flexible accommodation across a variety of different size ranges.

Units include:

- Power supply capacity: 70 kVA 3-phase
- Steel portal frame construction
- Eaves height of between 5.0 – 6.74m
- Surface level loading doors
- LED lighting
- Translucent roof panels
- Yard & parking
- Bunded warehousing
- Secure gated site with 24/7 access

Plots of 1 - 5 acres of concreted secure yard space are available by separate negotiation.



Unit 3 internal Multipark South



Unit 6 internal Multipark South



Unit 2 internal Multipark South

Rent

£3 - £5 per sq.ft.

Legal Costs

All parties to bear their own legal costs.

Service Charge

There is a nominal Estate Service Charge payable.

Terms

The units are available in a variety of size combinations on new leases directly with the landlord. Flexible leases are available on terms to be agreed.

Rates

Business rates are to be confirmed. For further details please speak to the Letting Agents.

EPC

Multipark South Units 1-9. Energy rating A. Multipark North Units. Energy rating C.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Further Information

Electricity and water available. Viewings are strictly by prior arrangement with the agents.

KEY

Open storage and units to let.



VIEWING

Strictly via prior appointment with the appointed agents:



Rory Banks
07976 832083
rory.banks@bidwells.co.uk

Luke Davenport
07912 656575
luke.davenport@cheffins.co.uk

Walter Scott
07918 081533
walter.scott@bidwells.co.uk

Alexander Smith
07827 134685
alexander.smith@cheffins.co.uk

Phil Dennis
07799 221113
pdennis@savills.com

Nick O'Leary
07725 372577
nick.oleary@savills.com

Multipark Stanton, Bury St. Edmunds, Suffolk, IP31 2BG

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

