

FINAL PLOT AVAILABLE FOR SALE / TO LET

5.32 acres (2.15ha)

Approved for Industry.
Open to Possibility.

OUTLINE PLANNING CONSENT FOR E(G) AND B8 USE.
SUITABLE FOR B2 USE (WITH NAMED OCCUPIER)

POTENTIAL FOR UP TO 100,000 SQ FT
(SUBJECT TO RESERVED MATTERS CONSENT)

EXISTING RESERVED MATTERS CONSENT FOR 78,100 SQ FT WAREHOUSE

SUFFOLK
PARK



BURY ST EDMUNDS | IP32 7FQ

You'll be in great company

FELIXSTOWE 42 MILES

5.32 ACRES

Bleckmann

A14

UNIPART GROUP

A14

SKECHERS

MH STAR

EVRI
The new Hermes

dellonda

NHS

A11/M11/A14
MIDLANDS ETC.

NEW
GREENE KING
BREWERY

GREENE KING

TREATT

SEALEY



Your Vision, Your Venture, Your Land

The site could be made available
for a variety of different uses STP





RESERVED MATTERS PLANNING CONSENT FOR 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

Accommodation

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

**COULD DELIVER UP
TO 100,000 SQ FT**
SUBJECT TO RESERVED MATTERS CONSENT

El Sub Sta



Excellent Connections



Source: CACI Drivetimes.



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



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

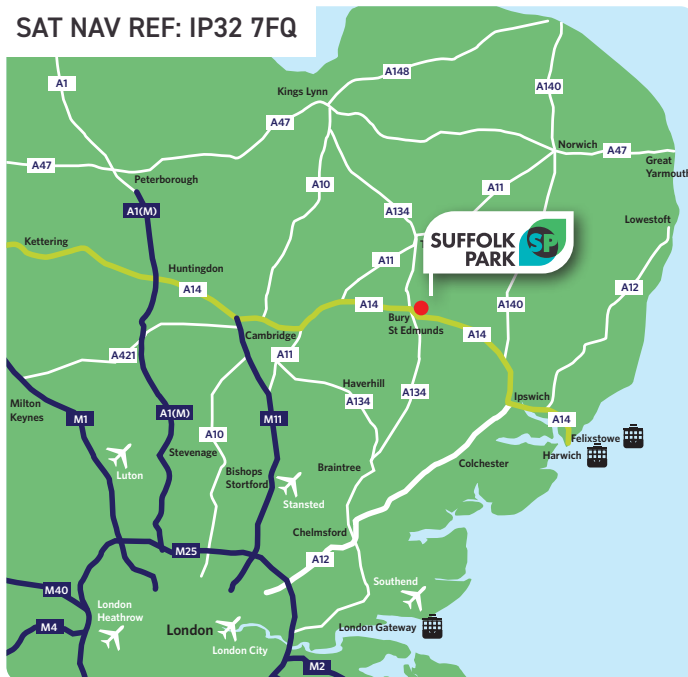
Source: Google Maps.

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

For further information please contact the joint agents:



John Madocks Wright
jmwright@savills.com
07807 999 635

Phil Dennis MRICS
pdennis@savills.com
07799221113

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



Patrick Stanton
patrick.stanton@bidwells.co.uk
07918 709 399

Rory Banks
rory.banks@bidwells.co.uk
07976 832 083

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



Jonathan Lloyd
jonathan@hazells.co.uk
07747 003 524

Richard Pyatt
richard@hazells.co.uk
07717 758 492

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SUFFOLK-PARK.UK

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