



STANTON BUSINESS PARK

SHEPHERDS GROVE | STANTON | BURY ST EDMUNDS | IP22 2PY

FOR SALE / TO LET

TURNKEY OPPORTUNITIES FROM 15,000-825,000 SQ FT

PLOTS FROM 2 - 68 ACRES

SUITABLE FOR A VARIETY OF USES INCLUDING INDUSTRIAL,
OFFICES, R&D AND WAREHOUSING - S.T.P

MASTERPLAN APPROVED - PLANNING TO BE SUBMITTED IN 2026

WWW.STANTONBUSINESSPARK.COM

JAYNIC



STANTON BUSINESS PARK

THE MASTERPLAN

Jaynic have a masterplan approved by West Suffolk Council. This masterplan includes a variety of employment uses and significant investment in local infrastructure, including a new access off of the A143 with an estate road (to be adopted), linking through to Shepherds Grove West.



DISS ↗

A143

SHEPHERDS GROVE
INDUSTRIAL ESTATE EAST



↙ BURY ST EDMUNDS / A14

SHEPHERDS GROVE
WEST

NEARBY OCCUPIERS
INCLUDE: DHL AVANTI GAS
SHELBOURNE REYNOLDS
ASHWELL CONSTRUCTION
ANIMAX LTD

WELL LOCATED
ON THE A143, BETWEEN
BURY ST EDMUNDS
AND DISS

PLANNING

The site is identified for Employment Use as part of adopted local plan policy.

The site is suitable for general employment:

- E(g) Offices, Research & Development and Light Industrial
- B2 General Industrial
- B8 Warehousing/Distribution

THE OFFER

We are offering turnkey properties or plots on either a freehold or leasehold basis subject to planning.

INDICATIVE TIMELINE

- Masterplan approved - November 2025
- Planning application - 2026
- Enabling infrastructure and plots available for development - 2027

AVAILABILITY

PLOT A 2.13 ac (0.86ha)

Buildings up to
15,000 sq ft (1,393 sq m)

PLOT B 3 ac (1.29ha)

Buildings up to
36,000 sq ft (3,344 sq m)

PLOT C 2.67 ac (1.08ha)

Buildings up to
27,000 sq ft (2,508 sq m)

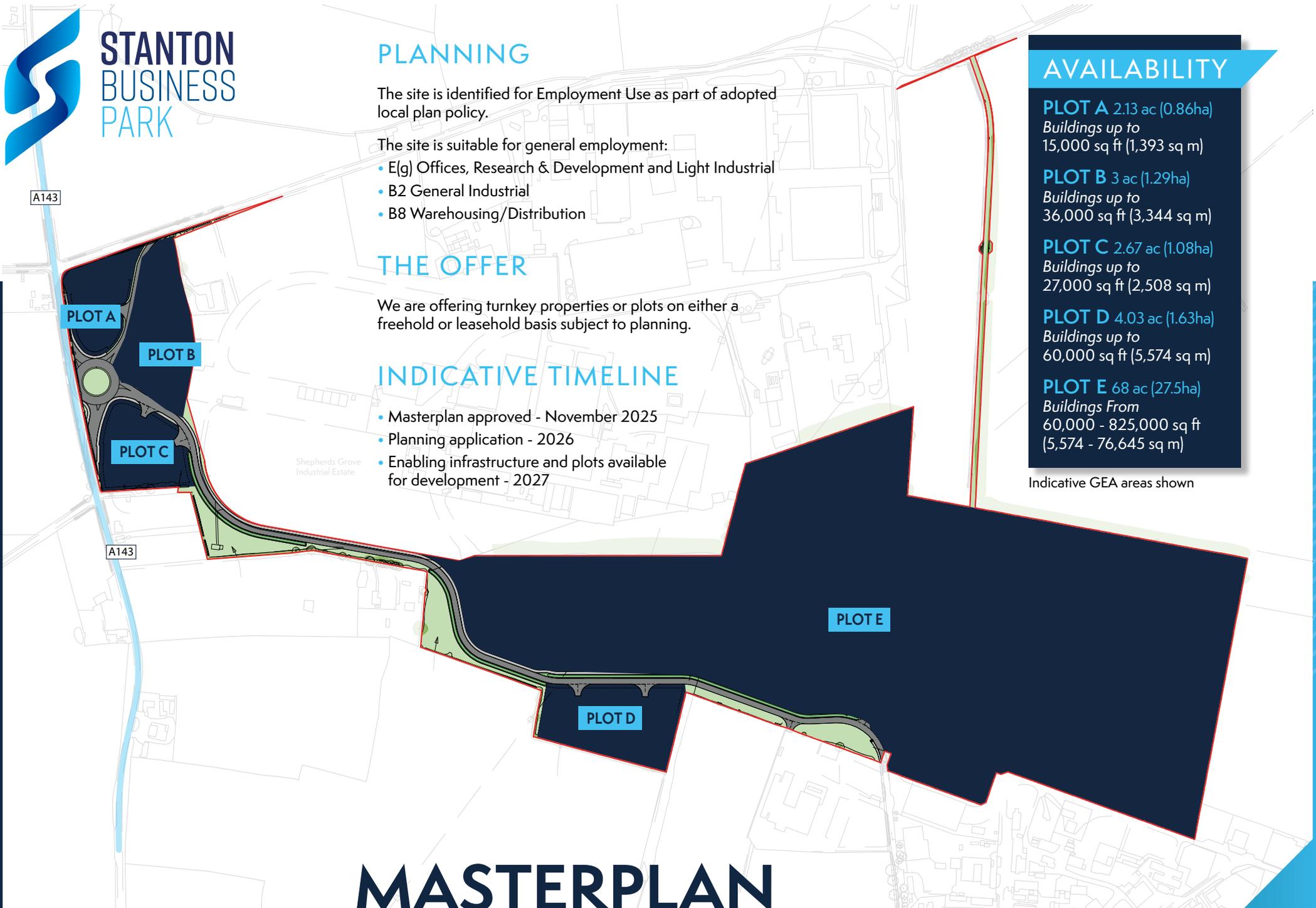
PLOT D 4.03 ac (1.63ha)

Buildings up to
60,000 sq ft (5,574 sq m)

PLOT E 68 ac (27.5ha)

Buildings From
60,000 - 825,000 sq ft
(5,574 - 76,645 sq m)

Indicative GEA areas shown





what3words | musically.expand.requests

EMPLOYMENT NUMBERS



264,600 WORKING AGE POPULATION WITHIN ONE HOUR DRIVE TIME



91.23% QUALIFIED TO NVQ1 AND ABOVE COMPARED TO 87.7% IN GREAT BRITAIN



16.5% WORK IN MANUFACTURING, TRANSPORT & STORAGE COMPARED TO 13% IN GREAT BRITAIN



LOCATION

Stanton Business Park is located on the A143, 11 miles from the market town of Bury St Edmunds which is adjacent to the A14 trunk road, the primary trunk route between Felixstowe in the east (the UK's largest container port) and in the west to key infrastructure such as M11, A11, A1(M), M1 and M6 in the Midlands.

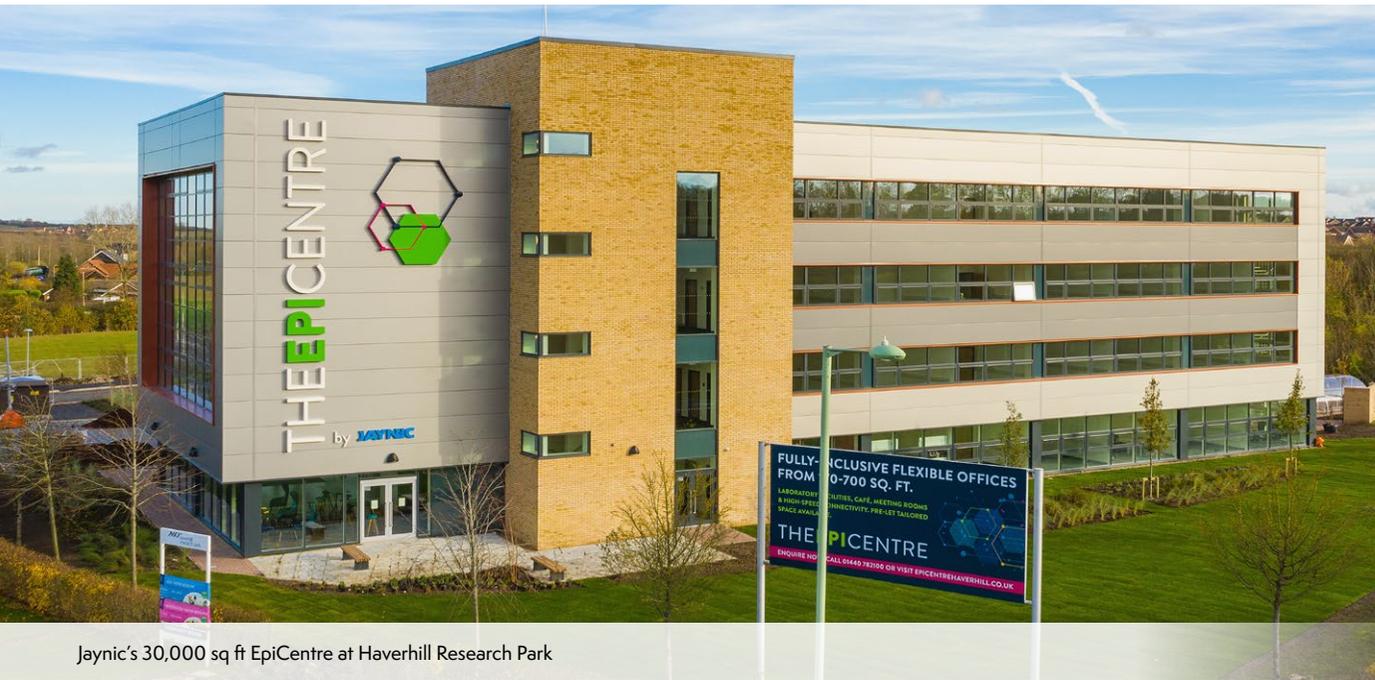
Stanton Business Park will be accessed directly from the A143 (the route linking Bury St Edmunds and Diss) via a new roundabout which will be constructed as part of the masterplan for the site.

Destination	Approx. Time	Distance
Bury St Edmunds	20 mins	11 miles
Cambridge	56 mins	39 miles
Norwich	50 mins	33 miles
Felixstowe	60 mins	42 miles
Ipswich	40 mins	28 miles
Diss	17 mins	10 miles

FELIXSTOWE PORT IS THE PRIMARY ROUTE FOR EXPORT TO EUROPE



RESULTS DRIVEN LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT



Jaynic's 30,000 sq ft EpiCentre at Haverhill Research Park

ABOUT THE DEVELOPER

Jaynic focusses on land promotion and business space development in the south and east of England.

Over the last 5 years Jaynic has developed over 3m sq ft of business space in Suffolk.

We have been responsible for the creation of several major employment sites in West Suffolk and further afield including:

- Suffolk Park, Bury St Edmunds
- Gateway 14, Stowmarket
- Haverhill Business Park
- Haverhill Research Park
- Buckingham Business Park, Cambridge
- University of Essex Knowledge Gateway, Colchester

For more information visit: jaynic.co.uk

Stanton Business Park provides an exciting opportunity to bring forward and deliver modern quality commercial space to serve businesses throughout West Suffolk and the East Anglia region.



Innovation and Skills Centre , Gateway 14, Stowmarket



Greene King Brewery , Suffolk Park, Bury St Edmunds



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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: (a) Corporate structure and ownership details, (b) Identification and verification of ultimate beneficial owners, (c) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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