

# ST EDMUNDSBURY RETAIL PARK, BEDINGFIELD WAY BURY ST EDMUNDS IP32 7BT



A new build 1,500 sq ft pod opportunity on a dominant 98,500 sq ft bulky goods park.

**RETAIL - OUT OF TOWN**

**TO LET**

**1,500 SQ FT**

**(139.35 SQ M)**

- Dominant bulky goods park in the town
- Prominently situated just off junction 44 of the A14 in an established retail

destination

- Current occupiers include Homebase, Dunelm, Pets At Home, Carpetright, Bensons for Beds, Dreams and Tapi.

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## OVERVIEW

Available Size	1,500 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## DESCRIPTION

The retail park extends to c.98,500 sq ft with plans to build an a new 1,500 sq ft pod unit. St Edmundsbury Retail Park is the dominant bulky goods park in Bury St Edmunds. Current occupiers include Homebase, Dunelm, Pets At Home, Carpetright, Bensons for Beds, Dreams and Tapi.

## LOCATION

Bury St Edmunds is located in Suffolk equidistant between Cambridge and Ipswich (c.25 miles). The scheme is prominently situated on Bedingfield Way in an established out of town retail cluster just off junction 44 of the A14 approximately 2 miles east of Bury St Edmunds town centre.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Homebase	35,918	3,336.89	Let
Unit - Dunelm	28,271	2,626.46	Let
Unit - Pets At Home	10,365	962.94	Let
Unit - Carpetright	8,642	802.87	Let
Unit - Bensons for Beds	4,919	456.99	Let
Unit - Dreams	4,512	419.18	Let
Unit - Tapi	4,585	425.96	Let
Unit - Proposed Pod	1,500	139.35	Available
Total	98,712	9,170.64	

## TERMS

Further information is available upon request.



## VIEWING & FURTHER INFORMATION

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