Multipark STANTON

Unit 15, Bury St. Edmunds, Suffolk, IP31 2BG

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TO LET/FOR SALE

122,415 SQ FT
(11,373 SQ M)

AVAILABLE FROM DECEMBER 2026

MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT

BIDWELLS

CHEFFINS

savills

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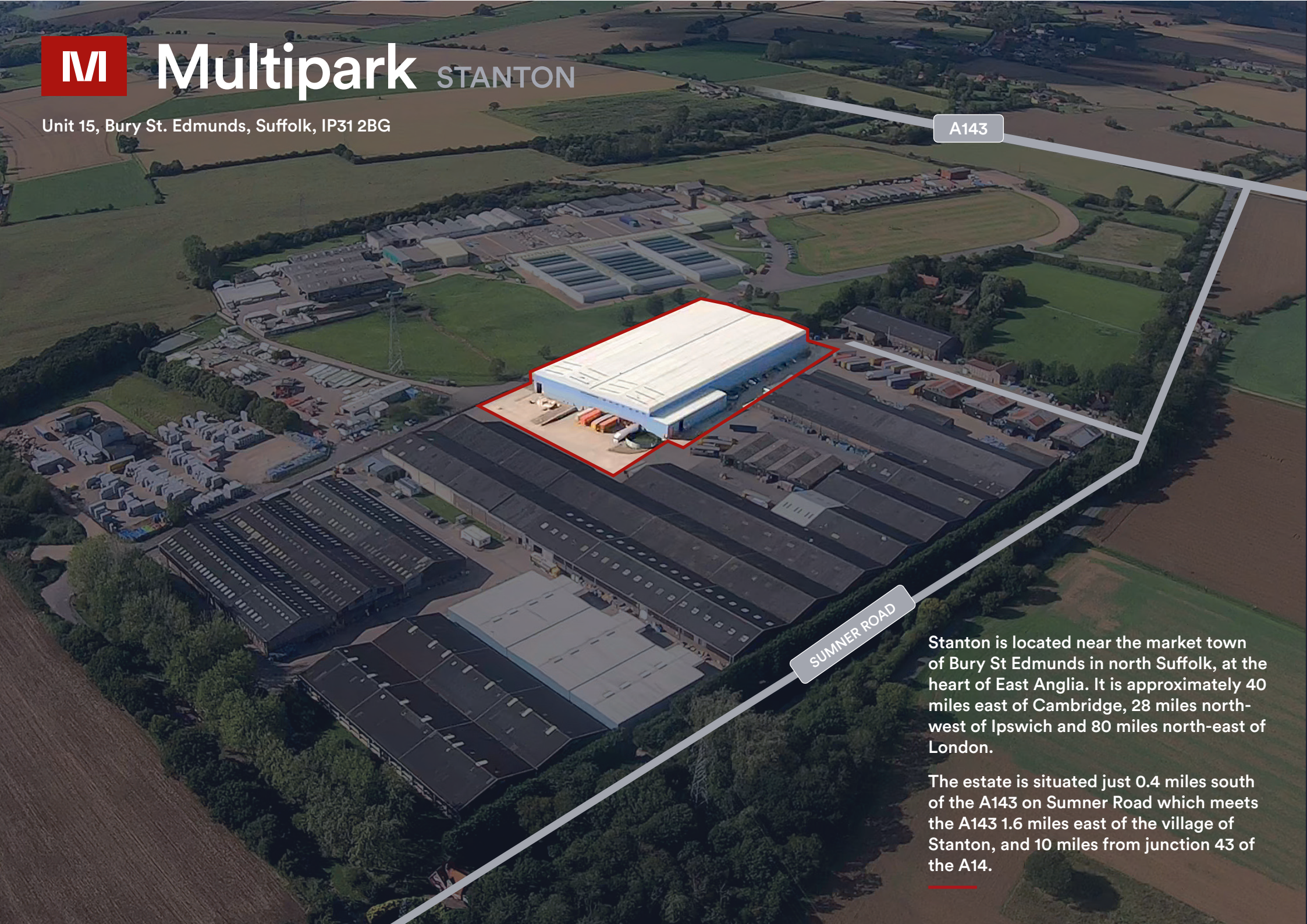
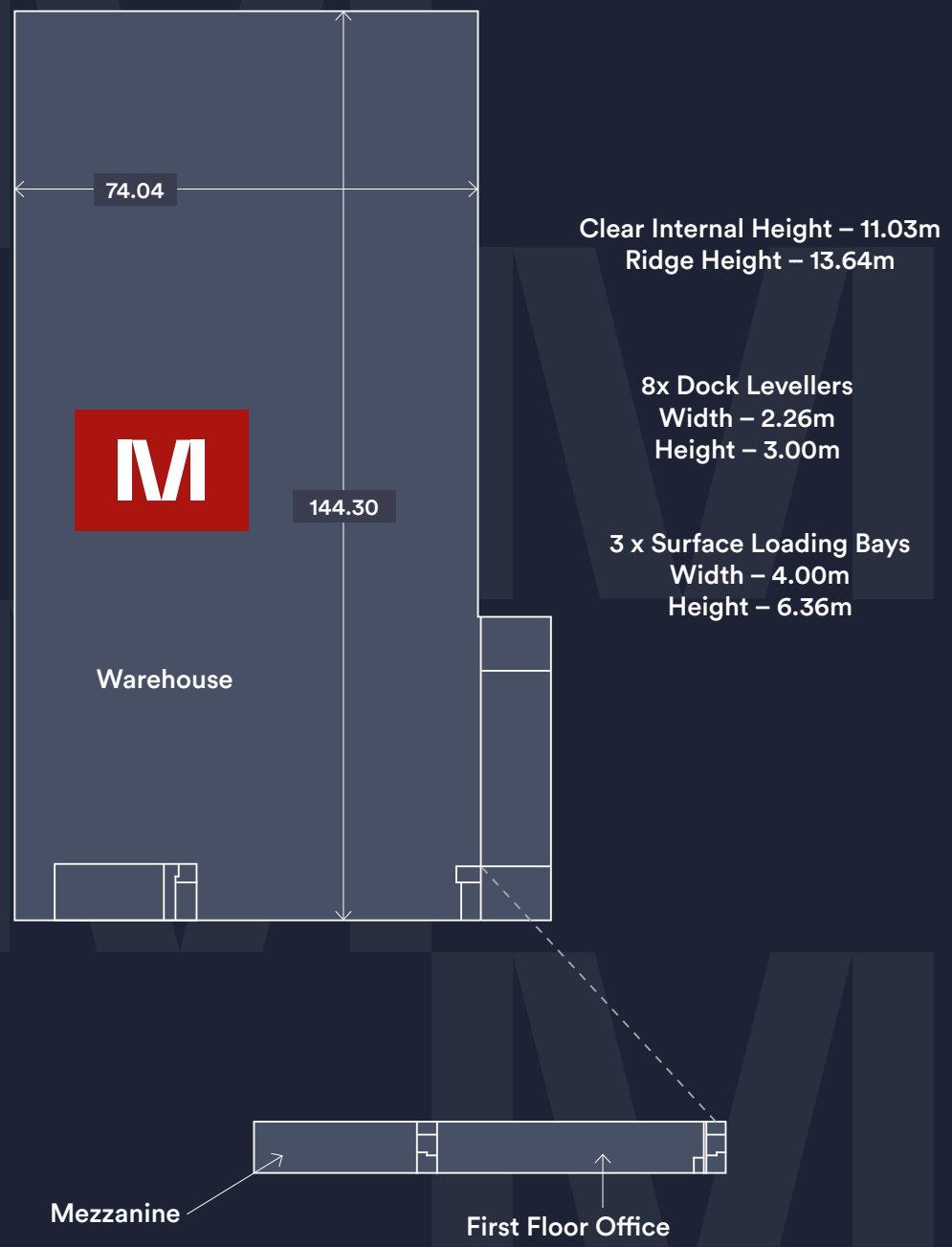


Stanton is located near the market town of Bury St Edmunds in north Suffolk, at the heart of East Anglia. It is approximately 40 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.

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, and 10 miles from junction 43 of the A14.

Specification

- Steel portal frame construction
- Eaves height 11m and ridge height 74.04m
- 8 x dock-levellers and 3x surface-level loading doors
- LED lighting
- Translucent roof panels
- Refurbished first floor office
- Large yard and parking
- Secure gated site with 24/7 access



Accommodation (approx. gross internal)

	Sq ft	Sq m
Ground Floor Warehouse	118,789	11,036
First Floor Office	3,626	337
TOTAL	122,415	11,373

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	Miles	Time
Harwich Port	51	120
Felixstowe Port	41	53
Sizewell C Power Station	43	79

	Miles	Mins
Stansted	60	76
Gatwick	129	180
Heathrow	107	133

	Miles	Mins
A14 (J43)	10	20
A140	10	16
A11	12	20
M11 (J9)	42	50
M25 (J27)	72	75
M1/M6 Interchange	101	110

The A143 offers good connectivity to all the major surrounding road networks. It joins the A14 (J43) 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.

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Tenure & Price

The property is available to lease for a term to be agreed between the parties or is also available freehold. Vacant Possession is anticipated in December 2026.

The freehold interest is available at a quoting price of £10,000,000, exclusive of VAT. The leasehold interest is available at a quoting rent of £795,000 per annum, exclusive of VAT.

Legal Costs

All parties to bear their own legal costs.

Service Charge

A service charge of £0.50 psf will be levied for the maintenance of common areas.

Building Insurance

In the instance of a letting then the tenant will be responsible for reimbursing the Landlord the cost of the buildings insurance premium.

Planning

The premises have planning consent in place for Class B8 (Storage & Distribution) although the premises would lend them self to alternative uses, subject to obtaining the necessary consent

Rates

The premises have a current rateable value of circa £450,000. For further details please speak to the Letting Agents.

Energy Performance Certificate

C:68

VAT

The premises have been opted for tax and as such VAT will be applicable at the prevailing rate on the rent or purchase price.

Further Information

Electricity and water available.

Estate Brochure

Scan the QR code.

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