

Freehold

& Leasehold Opportunities

CHURCHMANOR
ESTATES

Development of Seven Brand New
Mid Tech Units immediately adjacent
to J45 of the A14

19,644 sq ft – 56,359 sq ft

HQ East

Anglo Saxon Way, Bury St Edmunds, IP30 9XH

Where Business Meets Connectivity

Welcome to HQ East, a flagship development offering seven self-contained office, warehouse, and production units. Designed for ambitious occupiers, these high-specification spaces combine modern functionality with sustainable performance, creating the perfect environment for logistics, light manufacturing, or headquarters operations.

With excellent transport links, sustainable design features targeting BREEAM 'Excellent' and an EPC A rating, HQ East represents the next generation of industrial space. Large, flexible warehouses sit alongside high-quality office accommodation, providing occupiers with the scale and efficiency to grow and thrive.

Full planning consent has been granted for seven 'mid-tech' commercial buildings, comprising Use Class B8 with ancillary Office, Research & Development and/or Manufacturing, and car parking, cycle parking, cycle path, service yards, landscaping, substation(s) and associated infrastructure. The ancillary uses may form no more than 30% of the floor space of each building, but this could potentially be varied, subject to further a planning permission.



HQ East

Felixstowe

MCDONALD'S
COSTA

A11/M11/A14

A14

A14/J45

Bleckmann

SEALEY

SKECHERS

AVANT

nHstar

EVRI

TREATT

FESTOOL

UNIPART GROUP

dellonda

GREENE KING
BURY ST EDMUNDS

Audi

West Suffolk Council's
Advanced Manufacturing
and Engineering Centre
UNDER CONSTRUCTION

Bury St Edmunds

Built for Performance, Designed for Growth

Seven self-contained mid tech logistics, warehouse, production and office units designed with efficiency, sustainability, and connectivity at their core. With high-quality design, and excellent access to the A14, HQ East delivers the perfect base for modern occupiers. With Phase 1 complete and sold to multinational occupiers Festool and Avant, Phase 2 offers flexible layouts and uses (with up to 30% of the building footprint able to be used for either office and/or B2 manufacturing). Offices will be provided to Cat A fitout, but Cat B fitout can be provided by negotiation, and delivery is available 12 months from signed contract. The development is supported by adjacent newly constructed amenities, including a BP PFS with ultra rapid EV charging, Budgens, and Greggs, and Costa and McDonald’s. Openreach and private FTTP systems available on site.



Dock Levellers & Level Access
Doors (3–6 dock doors and
1–2 level doors per unit)



Service Yards up to 52.8m
depth, designed for HGV
manoeuvring



External Works: high-quality
landscaping, secure perimeter
fencing, block-paved parking



Modern Offices: raised access
floors, LED lighting, hybrid
heating & cooling systems



Plot 200		Plot 210		Plot 220		Plot 300		Plot 500		Plot 550		Plot 600	
Total GIA (sq ft)	19,644	Total GIA (sq ft)	19,644	Total GIA (sq ft)	19,644	Total GIA (sq ft)	56,359	Total GIA (sq ft)	25,056	Total GIA (sq ft)	27,663	Total GIA (sq ft)	36,178
Warehouse (sq ft)	16,361	Warehouse (sq ft)	16,361	Warehouse (sq ft)	16,361	Warehouse (sq ft)	48,050	Warehouse (sq ft)	21,183	Warehouse (sq ft)	23,487	Warehouse (sq ft)	30,161
Total Office space* (sq ft)	3,283	Total Office space* (sq ft)	3,283	Total Office space* (sq ft)	3,283	Total Office space* (sq ft)	8,309	Total Office space* (sq ft)	3,873	Total Office space* (sq ft)	4,176	Total Office space* (sq ft)	6,017
Eaves Height (m)	10	Eaves Height (m)	10	Eaves Height (m)	10	Eaves Height (m)	12	Eaves Height (m)	10	Eaves Height (m)	10	Eaves Height (m)	12
Yard Depth (m)	38.5	Yard Depth (m)	37.0	Yard Depth (m)	37.0	Yard Depth (m)	52.8	Yard Depth (m)	39.0	Yard Depth (m)	37.0	Yard Depth (m)	43.5
Car Parking	25	Car Parking	25	Car Parking	25	Car Parking	75	Car Parking	33	Car Parking	36	Car Parking	46
EV Charging	4	EV Charging	4	EV Charging	4	EV Charging	11	EV Charging	6	EV Charging	7	EV Charging	8
Power kVA	200	Power kVA	200	Power kVA	200	Power kVA	560	Power kVA	250	Power kVA	275	Power kVA	350

*assumed 10% office footprint
Total Office space includes WCs, changing and circulation

HQ East



HQ East





HQ East

HQ East

Location	Distance	Time
A14/J45	0.3 miles	1 mins
Ipswich	24 mi	30 mins
Cambridge	31 mi	40 mins
Felixstowe Port	38 mi	45 mins
Norwich	41 mi	70 mins
Stansted Airport	51 mi	60 mins
Peterborough	71 mi	75 mins
London	83 mi	120 mins

HQ East

Seamless Access to Felixstowe & the Midlands

Situated directly off the A14 at Bury St Edmunds, HQ East provides unrivalled access to the UK’s logistics network. The A14 connects seamlessly with the M11, A1(M), M1, M6, and A12, while Felixstowe Port is just 41 miles away. Bury St Edmunds is a historic town in West Suffolk with strong cultural, retail, business, and educational appeal, offering an attractive living environment. It provides about 40% of local jobs, mostly in health, retail, administration and professional services. The economy is driven by small businesses, unemployment is low, and earnings are above the UK average. The proportions of workers in NS-SEC categories L1-7 (49.7%), and in management, professions, technical, administrative, and skilled trade roles (67.6%), are above the English average, and those in sales, customer service, and elementary occupations (22.8%) below the average.



Sustainable by Design

HQ East has been created with the future in mind, targeting BREEAM Excellent and an EPC A rating. From roof-mounted solar PV panels and EV charging infrastructure to airtight, energy-efficient construction and LED lighting throughout, every element is designed to reduce carbon footprint, lower running costs, and support occupiers' ESG commitments. Each unit will have its own cyclist shower, changing and drying room facilities.

**EV Charging
Points available
across all units**



**Surface Water Drainage:
sustainable system of
swales, rain gardens &
attenuation ponds**



**EPC A-25 or
better energy
performance rating**



**BREEAM
Excellent targeted
across all units**



**Photovoltaics:
renewable power
generation
built-in**



**Cycle Storage:
secure, covered
two-tier racks
provided for all units**



HQ East



HQ East

CHURCHMANOR
ESTATES

For further information please contact the joint agents.



Simon Burton
07971 090654
Simon.Burton@eddisons.com



Jonjo Lyles
07388 488252
Jonjo.Lyles@m1agency.co.uk

Joe Salisbury
07809 399946
Joe.Salisbury@m1agency.co.uk

Sophie Cordery
07825 380457
Sophie.Cordery@m1agency.co.uk

Carter Jonas

Will Cummock
07789 113846
Will.Cummock@carterjonas.co.uk

William Rooke
07899 081027
William.Rooke@carterjonas.co.uk