MODE:

BURY ST EDMUNDS

BRAND NEW BEST-IN-CLASS LOGISTICS PARK
7 MODERN WAREHOUSE / INDUSTRIAL UNITS

11,055 SQ FT - 76,951 SQ FT

Northern Way, Bury St Edmunds IP32 6NT

AVAILABLE Q3 2027

www.modeburystedmunds.com

FIERA REAL ESTATE Wrenbridge

MODE: REDEFINE; A NEW STANDARD OF LOGISTICS IN THE EAST OF ENGLAND.

WELCOME TO MODE: BURY ST EDMUNDS

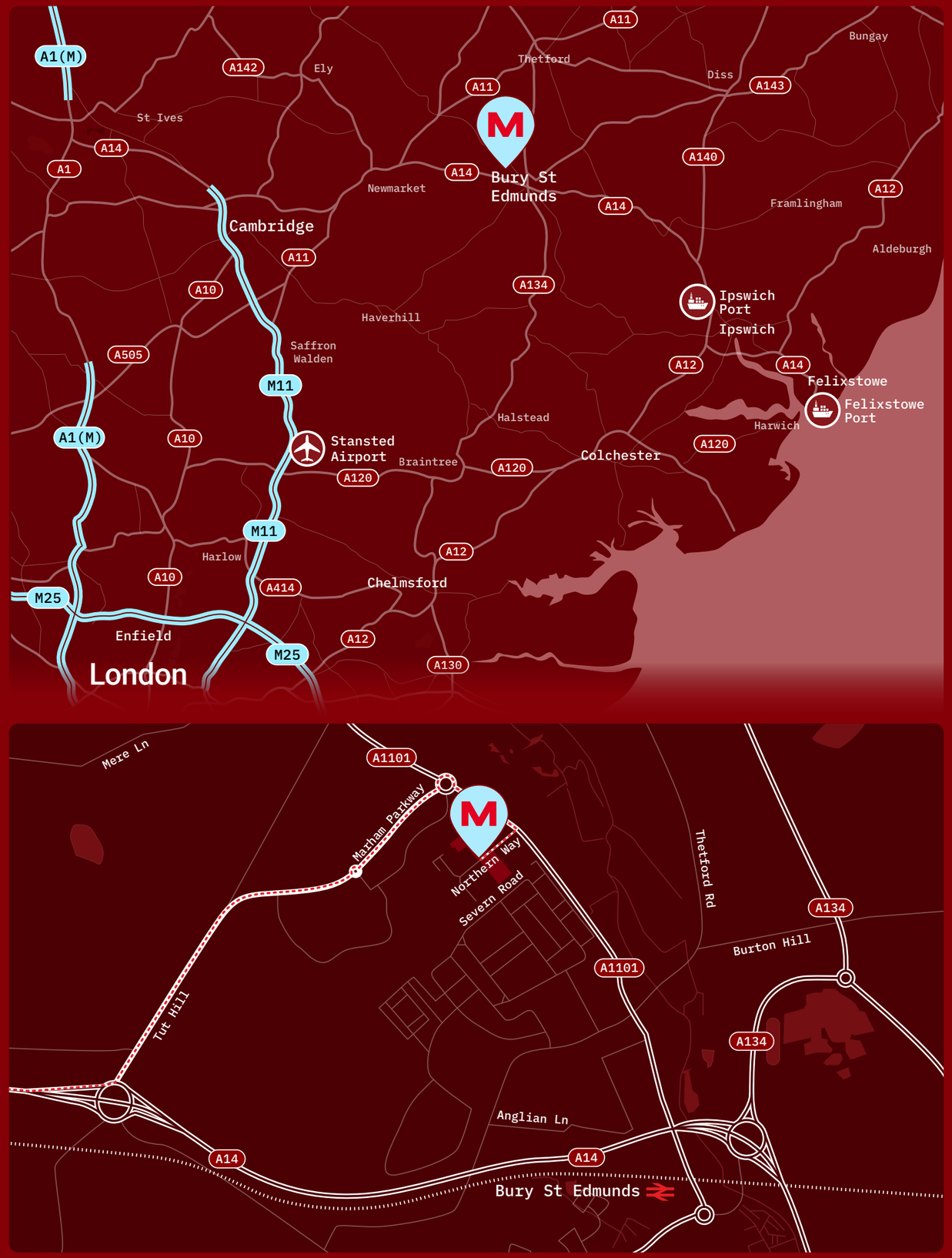
Mode: Bury St Edmunds is a brand new best-in-class logistics park, comprising 7 modern warehouse / industrial units from 11,055 sq ft - 76,951 sq ft strategically located on the A14 corridor, in one of the fastest-growing logistics locations in the UK.



INDICATIVE CGI OF UNIT

MODE: LOCATION; PART OF THE ESTABLISHED A14 INDUSTRIAL HUB.





MODE: STRATEGY; POSITIONED FOR THE A14 LOGISTICS GATEWAY

Strategically located on the A14 corridor, directly connecting the Midlands and the Port of Felixstowe. Mode Bury St Edmunds will benefit from the A14 network, allowing for swift delivery to the South East and Midlands markets.

Positioned just minutes from Junctions 42, 43 & 44, the site provides rapid access to the A134, A12 and M11 for efficient regional distribution. With Felixstowe and Stansted Airport both reachable in less than an hour, this hub offers prime freight connectivity.

Cargo Connections

Port of Ipswich	35 mins	35 miles
Stansted Airport	45 mins	31 miles
Port of Felixstowe	55 mins	42 miles
London Gateway	1 hr 30 mins	67 miles

Road Connections

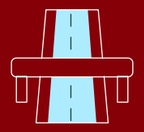
A14 (Junction 44)	2 mins	1 mile
A12 (Ipswich)	30 mins	26 miles
M11 (Cambridge)	35 mins	29 miles
M25 (J27 via M11)	1 hr 5 mins	58 miles

Public Transport

Bury St Edmunds	5 mins	1.5 miles
Local Bus M33	7–10 mins to train station	
Train to Ipswich	26 mins	-
Train to Cambridge	39 mins	-

Locations

Ipswich	30 mins	27 miles
Cambridge	35 mins	28 miles
Norwich	55 mins	42 miles
London (Central)	1 hr 40 mins	80 miles



30 minute drive
274,310
Population

1 hour drive
1,927,924
Population

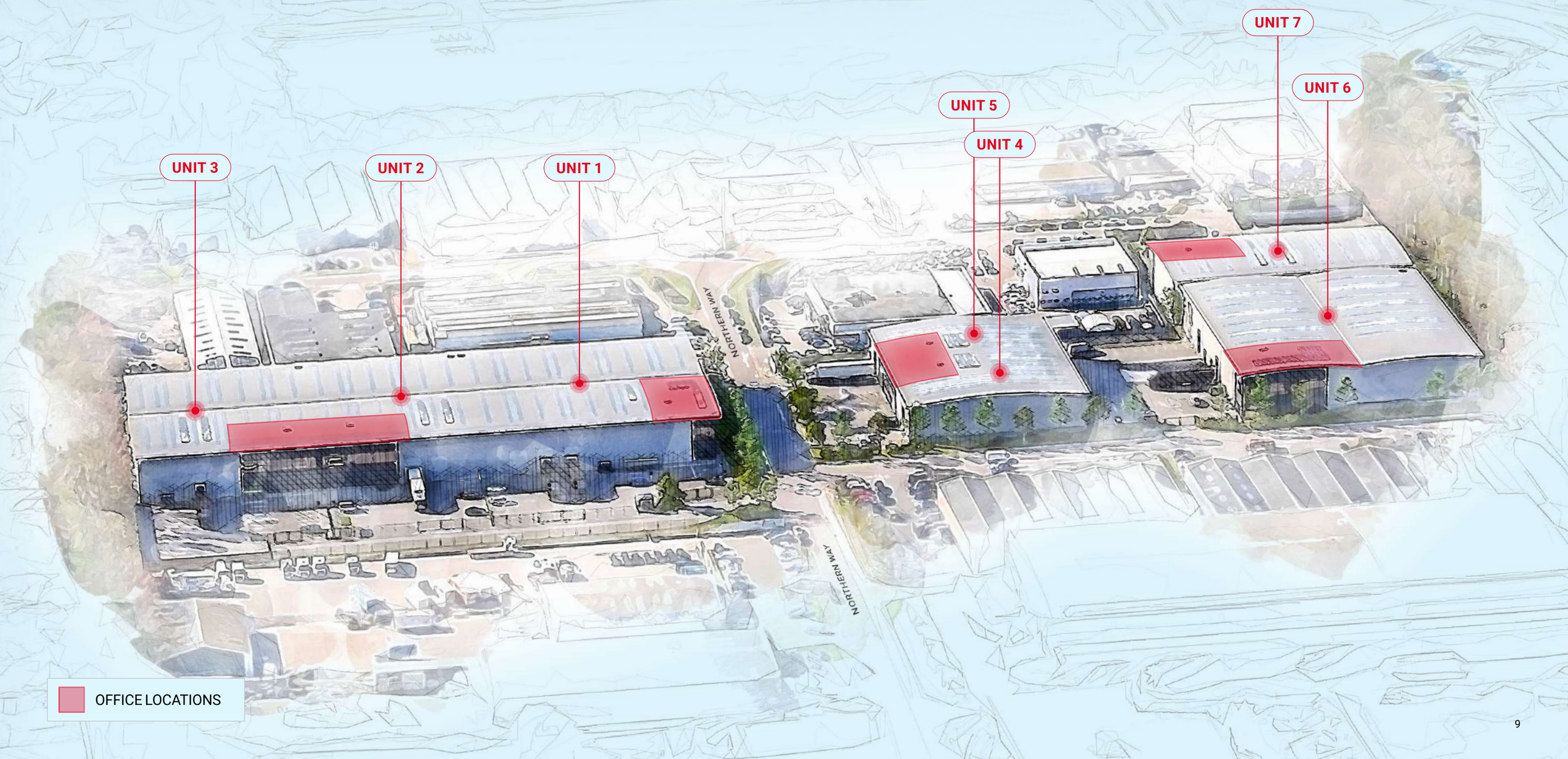
1.5 hour drive
7,887,421
Population

MODE: PERFORMANCE; BUILT FOR OPERATIONAL EFFICIENCY

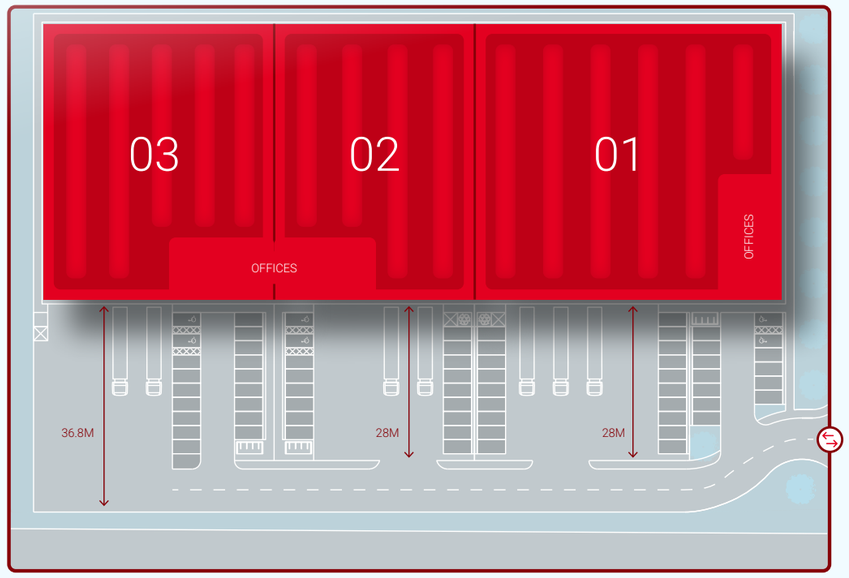
BUILT TO SUCCEED

Mode establishes a new benchmark for industrial space in Bury St Edmunds, combining modern, eye-catching design with a best-in-class, institutional-grade specification. Every detail has been carefully considered to maximise operational efficiency and flexibility.

N



MODE: UNITS 1, 2 & 3





UNIT 01	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	28,966	2,691
OFFICES	3,111	289
TOTAL	32,077	2,980

28M **Yard Depth**

10M Clear **Internal Height**

32 Car **Parking Spaces**

3 Level **Loading Doors**

300 KVA **Power Supply**

UNIT 02	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	18,837	1,750
OFFICES	2,217	206
TOTAL	21,054	1,956

28M **Yard Depth**

10M Clear **Internal Height**

17 Car **Parking Spaces**

2 Level **Loading Doors**

190 KVA **Power Supply**

UNIT 03	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	21,549	2,002
OFFICES	2,271	211
TOTAL	23,820	2,213

28M **Yard Depth**

10M Clear **Internal Height**

18 Car **Parking Spaces**

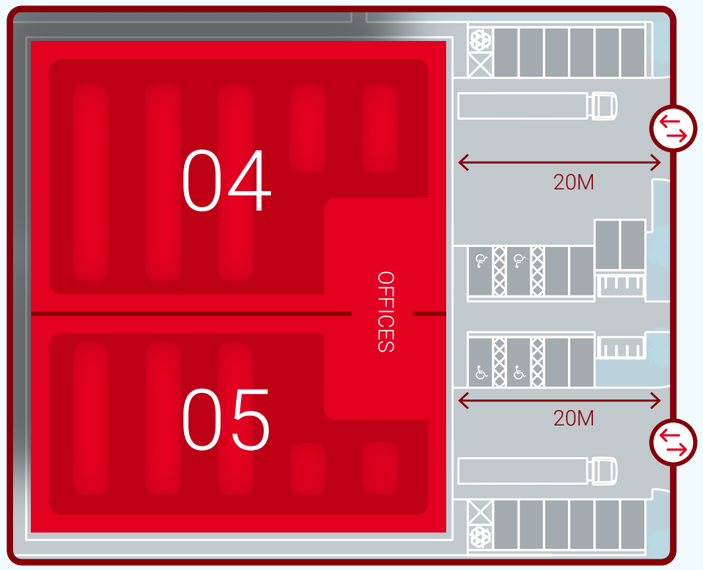
2 Level **Loading Doors**

210 KVA **Power Supply**

UNITS 1, 2 & 3
TOTAL COMBINED SIZE

76,951 sq ft | **7,149** sq m

MODE: UNITS 4 & 5





UNIT 04	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	12,325	1,145
OFFICES	1,658	154
TOTAL	13,983	1,299

20M
Yard Depth

8M Clear
Internal Height

12 Car
Parking Spaces

1 Level
Loading Doors

100 KVA
Power Supply

UNIT 05	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	9,451	878
OFFICES	1,604	149
TOTAL	11,055	1,027

20M
Yard Depth

8M Clear
Internal Height

10 Car
Parking Spaces

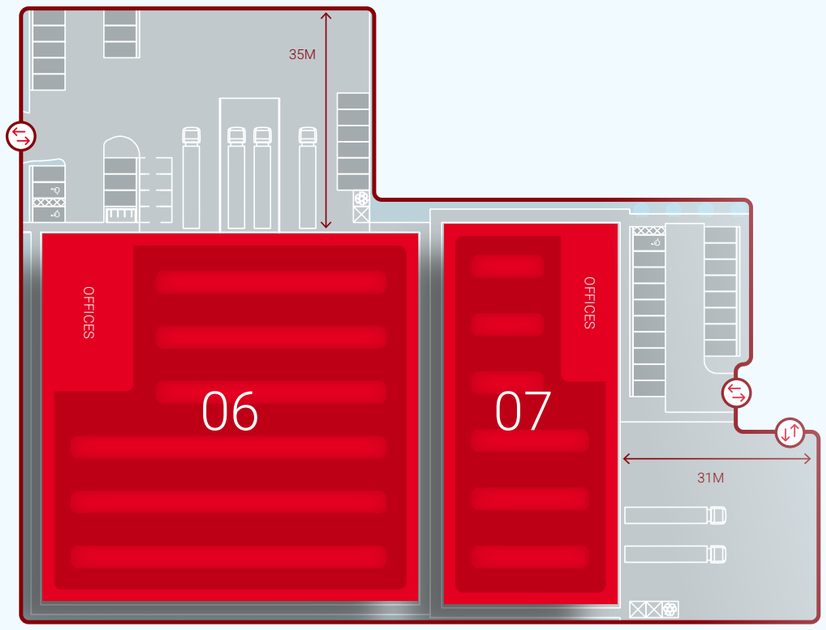
1 Level
Loading Doors

115 KVA
Power Supply

UNITS 4 & 5
TOTAL COMBINED SIZE

25,038 sq ft | **2,326** sq m

MODE: UNITS 6 & 7





UNIT 06	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	35,446	3,293
OFFICES	3,714	345
TOTAL	39,160	3,638

35M
Yard Depth

10M Clear
Internal Height

24 Car
Parking Spaces

2 Level Loading Doors
+2 Dock Level Doors

350 KVA
Power Supply

UNIT 07	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	17,039	1,583
OFFICES	2,314	215
TOTAL	19,353	1,798

31M
Yard Depth

10M Clear
Internal Height

18 Car
Parking Spaces

2 Level
Loading Doors

170 KVA
Power Supply

MODE: SUSTAINABILITY; MEETING THE LATEST IN ECO STANDARDS

Target BREEAM **'Excellent', EPC 'A'**

High-Performance **Insulation**

Efficient **LED Lighting**

Sheltered **Cycle Parking**

Biodiversity Habitats

EV Charging Points

Photovoltaic **Solar Panels**

Water Efficient Fittings



A HIGHLY SUSTAINABLE DEVELOPMENT

Mode: Bury St Edmunds will be sustainably constructed to the highest specification and is committed to delivering buildings that will benefit the planet and its future occupiers. The buildings will be targeting BREEAM 'Excellent' and EPC A utilising a range of energy saving features:

Estimated savings generated from the solar PVs has been listed below:

UNIT	ESTIMATED PV COST SAVINGS (£ PER ANNUM)
1	£26,280.82
2	£18,294.55
3	£19,950.59
4	£12,759.32
5	£10,999.82
6	£31,822.08
7	£17,137.54

20% Active EV charging (ducting to all spaces)

BREEAM® EXCELLENT

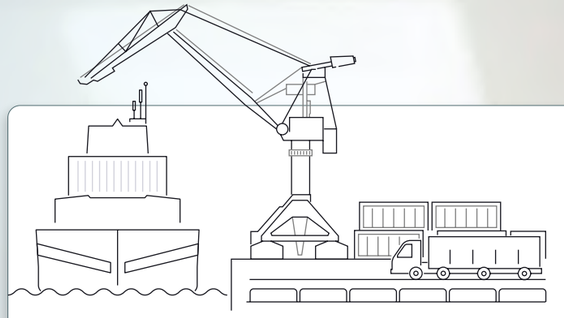
Net Zero Carbon in Operation

EPC A

INDICATIVE

MODE: PRODUCTIVITY; A SPECIALISED AND GROWING LABOUR FORCE.

With its strong infrastructure and growing local economy, Bury St Edmunds is an established and thriving commercial centre. It's the largest town in West Suffolk and part of the prosperous Cambridge sub-region. It's also home to West Suffolk College, one of the largest providers of apprentices in the region, while 31% of working-age residents are qualified to NVQ4.



PORT CONNECTIONS

Mode Bury St Edmunds sits at the heart of a premier maritime ecosystem, seamlessly linking a logistics-specialised workforce with the UK's most critical trade hubs.

LABOUR POOL

West Suffolk supports a robust workforce of 86,900 people, with 25,000 working-age adults in Bury St Edmunds.

LOGISTICS SPECIALISM

A high-density distribution hub, the region boasts 32% more logistics jobs than the UK national average.

EMPLOYMENT RATE

Regional employment rates of 77–79% significantly outperform national averages.

INDUSTRIAL CLUSTER

The site joins prestigious global occupiers including Skechers, Evri, Greene King, British Sugar, and Unipart.

SKILLS PIPELINE

West Suffolk College and the Advanced Manufacturing and Engineering Centre provide skilled labour and training.

POPULATION GROWTH

Annual population growth of 1.8% consistently exceeds the national average, ensuring a long-term workforce.

Nomis 2026



WWW.MODEBURYSTEDMUNDS.COM

BURY ST EDMUNDS

MODE:

BIDWELLS

DTRE

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

Walter Scott
07918 081 533
walter.scott@bidwells.co.uk

Luke Davenport
07912 656 575
luke.davenport@bidwells.co.uk

Jake Huntley
07765 154 211
jake.huntley@dtre.com

Jamie Green
07776 161 534
jamie.green@dtre.com

Sam Cooper
07880 585 950
sam.cooper@dtre.com

Northern Way,
Bury St Edmunds
IP32 6NT

A development by

FIERA REAL ESTATE Wrenbridge

Misrepresentation Act 1967 These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Neither the vendor nor their agents accept any liability in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. July 2026. designed & produced by **CORMACK** - cormackadvertising.com