



BURY ST EDMUNDS | IP32 7FQ



WAREHOUSE UNIT FOURTH & FINAL PHASE

PLANNING APPLICATION SUBMITTED

SP 128 129,100 sq ft (11,994 sq m)

With over 1.6 million sq ft transacted to date,
Suffolk Park is the logistics destination of
choice in the eastern region.



SP128 - 129,100 sq ft (11,994 sq m) - planning application submitted.



PLANNING APPLICATION SUBMITTED

129,100 sq ft (11,994 sq m)

Specification

- 12.5m clear height
- Max yard depth 60m
- 12 dock levellers (inc 2 Eurodocks)
- 4 level access doors
- 96 car parking spaces (5 disabled)
- BREEAM 'Excellent'
- EPC 'A' rating
- 126 cycles (+ 4 visitor)
- 19 EV charging points (+ 19 future)
- Floor loading 50kn/m2
- 450 KVA allocated (further capacity available subject to costs)
- 60 HGV parking spaces

Accommodation

| | sq ft | sq m |
|--------------------|----------------|---------------|
| Warehouse | 123,500 | 11,473 |
| First floor office | 5,000 | 465 |
| Plant | 600 | 55 |
| TOTAL | 129,100 | 11,993 |



Sustainability

Jaynic is committed to delivering buildings that are constructed using sustainable and innovative energy saving features.



**15%
rooflights**



**10% EV
parking**



**LED office
lighting**



**Low flush volume
WC's & low waste use taps**



**Solar thermal
pre-heated hot water**



**PV ready
roofs**



**Carpets with 84.48% of
Recycled & Bio Based Content**



**High performance
insulation**



**MF plasterboard
ceiling tiles**



**Responsibility
sourced timber**



**Extensive
Landscaping**

JAYNIC



Bury St Edmunds

Bury St Edmunds is located on the strategically important A14 corridor, linking Felixstowe to the Midlands and London via the M11.

Bury St Edmunds boasts a variety of production and distribution occupiers including major national operators such as Greene King, Bleckmann, Skechers, M H Star UK Ltd, Unipart, Sealey, Greene King, British Sugar,

Century Logistics, Treatt, Atalian Servest, Mizkan and Taylor Wimpey.

Major residential development is underway with over 5,000 new homes allocated and construction commenced, to help the town's continued economic growth and accommodate an expanding workforce.

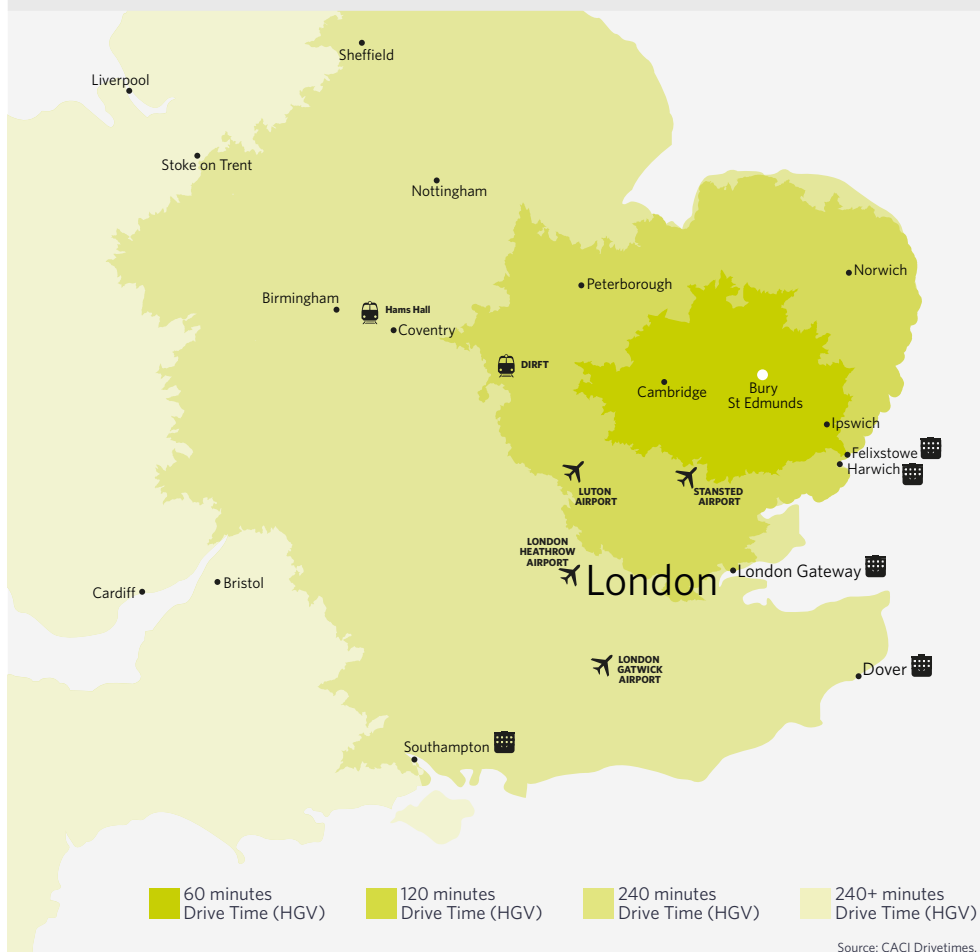
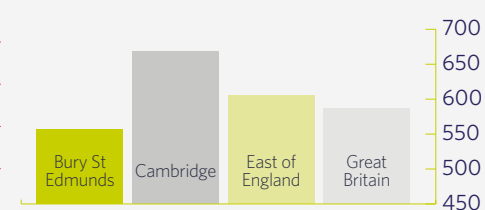
Labour

Labour supply:

| | |
|---------------------|---------|
| Economically active | 264,600 |
| In employment | 254,900 |
| Employees | 216,700 |
| Self employed | 38,200 |
| Unemployed (est.) | 6,100 |

Average wages (£/weekly):

Source: Nomis



Suffolk Park is located within 1 hour of Felixstowe, the UK's largest container port.

The Port of Felixstowe is the United Kingdom's busiest container port dealing with 42% of Britain's containerised trade. In 2015 it was ranked as the 37th busiest container port in the world and Europe's 6th busiest.



| Road (HGV) | Distance | Time |
|-----------------|-----------|-------------|
| A14 Junction 45 | 1.4 miles | 2 minutes |
| Ipswich | 26 miles | 39 minutes |
| Cambridge | 29 miles | 45 minutes |
| Norwich | 47 miles | 60 minutes |
| Peterborough | 68 miles | 76 minutes |
| London | 83 miles | 104 minutes |

| Airports | Distance | Time |
|-----------------|-----------|-------------|
| Stansted | 50 miles | 52 minutes |
| Luton | 65 miles | 83 minutes |
| London Heathrow | 105 miles | 107 minutes |
| London Gatwick | 112 miles | 113 minutes |

| Seaports | Distance | Time |
|----------------|-----------|-------------|
| Felixstowe | 42 miles | 52 minutes |
| London Gateway | 86 miles | 95 minutes |
| Dover | 139 miles | 148 minutes |
| Southampton | 166 miles | 176 minutes |

| Railports | Distance | Time |
|-----------|-----------|-------------|
| DIRFT | 93 miles | 108 minutes |
| Hams Hall | 120 miles | 130 minutes |

Source: Google Maps.

Location

Suffolk Park is positioned adjacent to the A14, the main arterial route for the region, linking the Port of Felixstowe in the East with Cambridge, the M11 and the wider motorway network in the West. J45 of the A14, via the recently completed Rougham Tower Avenue, lies just 1.4 miles to the east of the site.



SAT NAV REF: IP32 7FQ



Developer

JAYNIC

Jaynic is an established property company focusing on land promotion and business space development in the south and east of England.

The company has a strong track record in the delivery of maximum value through the planning process and high quality, sustainable and efficient development.

jaynic.co.uk

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