

A14 LINK

- Brand new distribution HQ building
- Located on major eastern region distribution park
- High specification
- Easy access to A14 and ports
- 55 loading doors
- 13m clear height
- Target EPC Rating A - 12

BURY ST EDMUNDS | IP30 9NH

435,900 sq ft
(40,496 sq m)

LOCATION

Suffolk Park is located just outside the market town of Bury St Edmunds to the East. Bury St Edmunds at the heart of East Anglia, approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.

Bury St Edmunds is located on the A14 dual carriageway, which provides access to both the south-east to Felixstowe, home of the UK's largest container port, and west to key road infrastructure such as the M11, A11, A1(M), M1 and M6. This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.

Other occupiers on the park include Evri Parcelnet Ltd, Sketchers, Bleckman, MH Star UK Ltd, Unipart Logistics, Treatt, Sealey and The East of England Ambulance Trust.



FOR DETAILS ON THE RENTAL PACKAGE AVAILABLE, PLEASE CONTACT THE JOINT RETAINED AGENTS

Carter Jonas

CHARLES CLARK | 07780 667063
charles.clark@carterjonas.co.uk

ANDY SMITH | 07919 326085
andrew.smith@carterjonas.co.uk

NICK WADDINGTON
07912 770618
nick.waddington@carterjonas.co.uk



JONJO LYLES | 07388 488252
jonjo.lyles@m1agency.co.uk

HENRY WATSON | 07951 267446
henry.watson@m1agency.co.uk

DEVELOPER



weerts group

Our independence and entrepreneurial spirit give us the ability to quickly identify and seize opportunities to continuously work on important organic and external growth projects. In order to remain independent and reach critical mass as quickly as possible, we reinvest the entire proceeds of our activities in the growth of our group.

[weerts-group.com](https://www.weerts-group.com)

Carter Jonas and M1 Agency for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Carter Jonas and M1 Agency has any authority to make or give any representation or warranty whatever in relation to this property. November 2023