



SUFFOLK **BUSINESS** PARK

Bury St Edmunds, IP30 9XA

- Prominent gateway development
- New commercial space
 - Design and build options
 - 57 acre business park

COMMERCIALY
CONNECTED



→ PRIME LOCATION → CONNECTED → CONTEMPORARY ARCHITECTURE → SUSTAINABLE LANDSCAPING → CONSIDERED → EASILY ACCESSIBLE →

Suffolk Business Park is an exciting new gateway development creating an extension to the prime commercial area of Bury St Edmunds. The park will provide approximately 57 acres of strategic employment land benefitting from major infrastructure improvements further to the construction of the new Eastern Relief Road and improvements to junction 45 of the A14.

The business park will accommodate a wide variety of commercial uses with a number of prominent frontage plots located in roadside positions adjacent to the A14 and the Eastern Relief Road. The developers, The Churchmanor Estates Company PLC, will create an excellent working environment based on the principles of high quality building design and an attractive and sustainable landscaping strategy.

Suffolk Business Park will expand on Bury St Edmunds' strong commercial offer and skilled workforce, with the development of a modern and flexible working environment that will deliver contemporary premises. Design and build and pre-let/pre-sale opportunities are available to meet the demands of modern businesses, creating an environment that allows local companies the opportunity to re-locate and thrive, and attracting new businesses looking to move into the area.

...accommodating a range of commercial uses

Roadside Use

General B1/B2/B8 Use



New Eastern Relief Road

A14

New J45 layout

Plot 0900

Plot 1000

Plot 0300

Plot 0600

Plot 0500

Plot 0200

Plot 0400

Plot 0100

Plot 1100

Plot 1400

Plot 1200

Plot 1500

Plot 1300

Plot 1600

Plot 0800

Plot 0700

Suffolk Business Park will provide an excellent working environment with the design and orientation of buildings carefully considered. The park will provide contemporary architecture, using a range of durable materials to create buildings with a long economic life and with the aim of meeting high standards of energy efficiency. Consistent design principles will be applied to create continuity throughout the site, whilst still allowing occupiers flexibility.

New buildings will be constructed on a design and build basis with typical floor areas upwards of 5,000 sq ft (464 sq m) together with generous car parking standards. There are a variety of plots and positions available on leasehold and freehold terms.

...contemporary
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a range of durable
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LANDSCAPING

Suffolk Business Park will aim to provide an attractive working environment, with a sustainable landscaping strategy an integral part of the design of the park. New planting will include tree, hedge and shrub planting each side of the new Eastern Relief Road and along the estate road network. This will be introduced when the roads are built and will form part of the infrastructure.

Within plots, planting will be used to soften frontages and provide some enclosure of vehicle parking and manoeuvring areas appropriate to the use. A landscaping strategy will be implemented to ensure consistency in the nature of the planting and in the species used. Native species will be used where possible.

SERVICES

Mains services will be available upon completion of construction.

TIMING

Plots are available immediately, with design and build options ready for occupation from 2018 subject to agreement, design and specification.

TERMS

New buildings will be available freehold or leasehold subject to pre-sale and pre-let agreements. Specific terms will be subject to size, specification and fit out.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own legal and professional costs incurred.





AREA

Bury St Edmunds is a popular and prosperous market town, and the commercial hub of West Suffolk, combining medieval architecture like the picturesque Abbey, with a thriving commercial centre home to major employers including Greene King, Direct Table Foods, Claas UK and British Sugar. The town is a popular retail and leisure destination that has a vibrant and attractive town centre, with retail vacancy rates well below the national average and a breadth of services to cater for residents, workers and visitors. Bury St Edmunds has a population of 41,113 and a district population of 111,000 (2011 census), with 62% of the working age population in St Edmundsbury employed in 'high value' occupations.

...a thriving commercial centre
with low retail vacancy rates
and is home to major employers

LOCATION

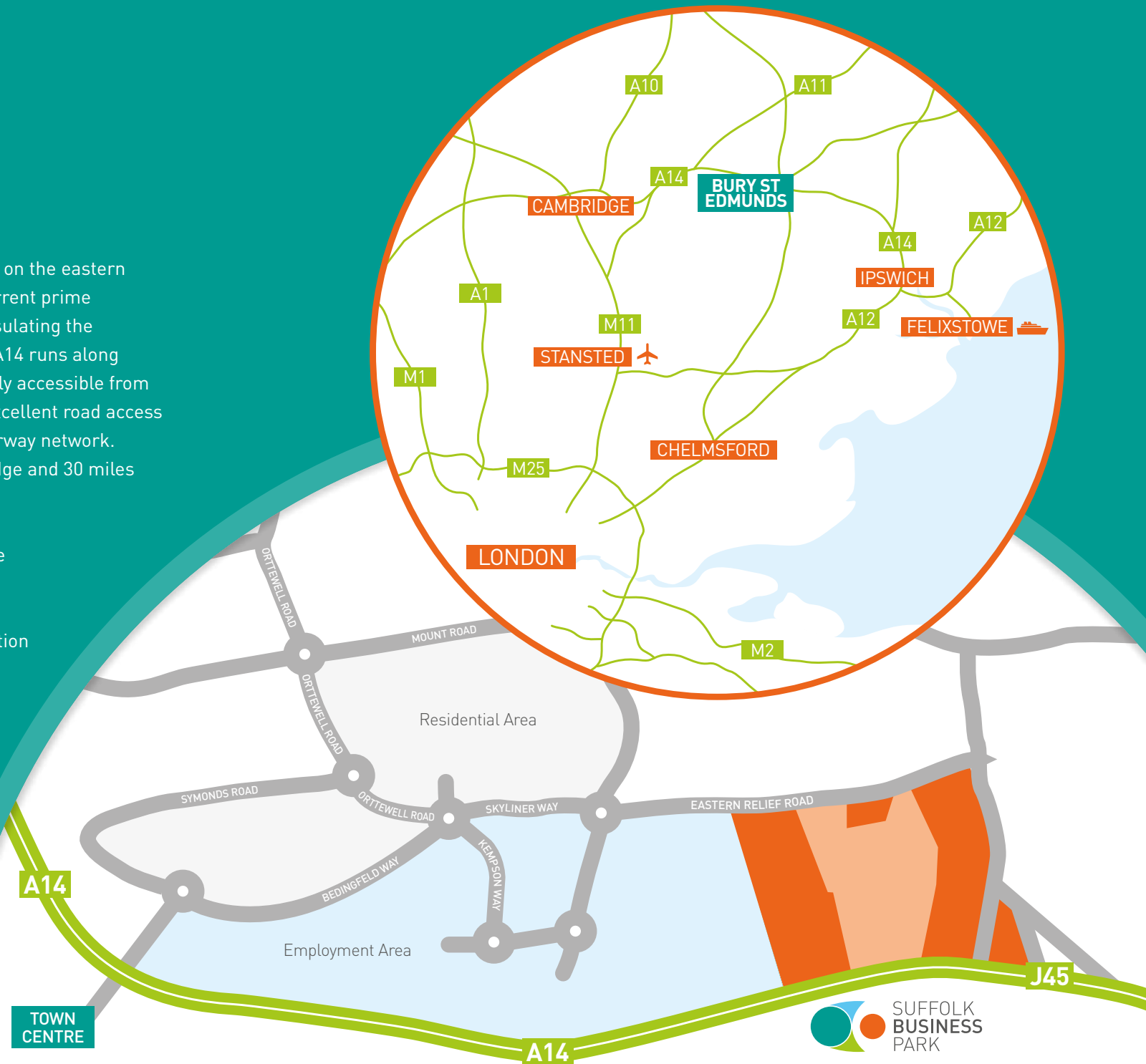
Suffolk Business Park is strategically located on the eastern outskirts of Bury St Edmunds, beyond the current prime commercial area of Moreton Hall, and encapsulating the established Rougham Industrial Estate. The A14 runs along the southern boundary of the site, and is easily accessible from Junction 45 Rookery Crossroads, providing excellent road access to the east coast ports and the national motorway network. The town is situated 29 miles east of Cambridge and 30 miles west of Ipswich.

The site will benefit from major infrastructure improvements, including the construction of the Eastern Relief Road, linking the existing employment areas at Moreton Hall with Junction 45 of the A14 (Rookery Crossroads), which will also be improved under the proposed development.

Approx distances by road

Town Centre – 5 miles
Cambridge – 29 miles
Ipswich – 30 miles
M25 motorway – 64 miles
Stansted Airport – 53 miles
Port of Felixstowe – 45 miles

SAT NAV Reference IP30 9XA





www.suffolkbusinesspark.co.uk

Churchmanor

A DEVELOPMENT BY THE CHURCHMANOR ESTATES COMPANY PLC

Having successfully created over 2.5 million square feet of accommodation over the past 30 years, The Churchmanor Estates Company PLC is a highly experienced regional commercial developer able to design and build facilities to meet exacting occupier requirements.

www.churchmanor.com

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