

FORNHAM ROAD

BURY ST EDMUNDS, IP31 1SJ

JAYNIC

BESPOKE D&B ENQUIRIES WELCOMED ON A FREEHOLD AND LEASEHOLD BASIS



SPECIFICATION

- B1, B2 & B8 USES
- FULLY SERVICED SITE
- TYPICAL BUILDING DELIVERY 9-12 MONTHS (SUBJECT TO PLANNING)
- FROM 35,000 SQ FT - 90,000 SQ FT (SUBJECT TO PLANNING)



Images are indicative of final specification.

POTENTIAL NEW INDUSTRIAL PARK
BUILDINGS RANGING FROM 35,000 SQ FT - 90,000 SQ FT (SUBJECT TO PLANNING)

25 ACRE SITE
1.5M FROM J43 OF THE A14

LOCATION

The site is located just off the A134 adjacent to Suffolk County Council's waste recycling centre approximately 1.5 miles from junction 43 of the A14.

DISTANCE / TRAVEL TIME

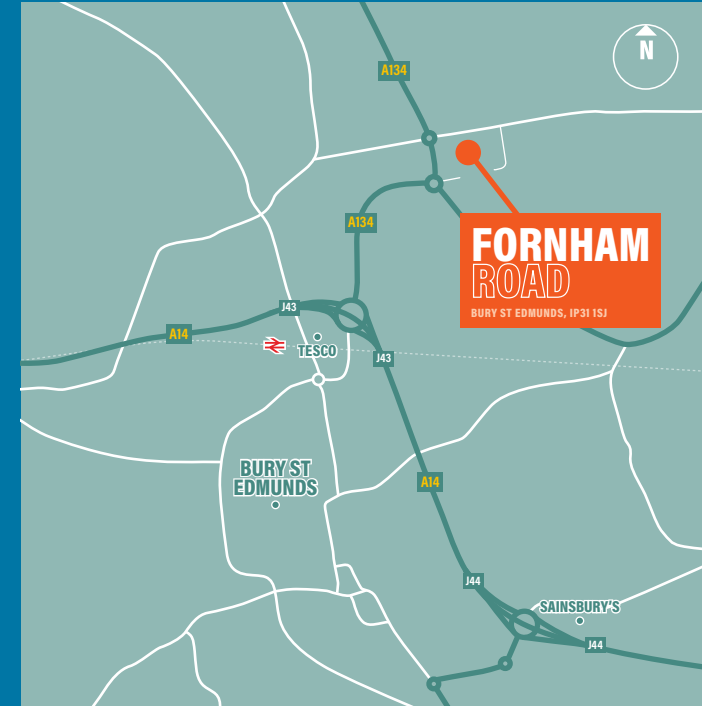
A14	15 MILES	2 MINS
LONDON	83 MILES	2 HRS
FELIXSTOWE	42 MILES	48 MINS

TERMS

Bespoke proposals available on request.

PLANNING

The site has recently been identified in West Suffolk Councils recent employment land review as having potential. We are making representations on the site and would welcome interest from potential occupiers.



Maps not to scale. For indicative purposes only.



DEVELOPER

JAYNIC

Fornham Road is a land promotion and potential development by Jaynic, an established property company known for an open, transparent and professional approach.

We specialise in promoting employment and residential areas through the planning process, implementation of pump priming infrastructure and subsequent plot development on both a speculative and bespoke basis.

jaynic.co.uk

**FOR FURTHER
INFORMATION
PLEASE CONTACT
THE JOINT AGENTS:**



PATRICK STANTON
patrick.stanton@bidwells.co.uk
07918 709 399

RORY BANKS
rory.banks@bidwells.co.uk
07976 832 083



JONATHAN LLOYD
jonathan@hazells.co.uk
07747 003 524

RICHARD PYATT
richard@hazells.co.uk
07717 758 492