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Multipark

STANTON

Bury St. Edmunds, IP31 2BG

UNDER
REFURBISHMENT



INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE TO LET • 9,918 - 420,762 SQ.FT (921.4 - 39,090.0 SQ.M)

Stanton is located near the market town of Bury St Edmunds in north Suffolk, at the heart of East Anglia. It is approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.

The estate is situated just 0.4 miles south of the A143 on Sumner Road which meets the A143 1.6 miles east of the village of Stanton.

The A143 offers excellent connectivity to all the major surrounding road networks. It joins the A14 at Bury St Edmunds approximately 11 miles south-west of the property. From here, key road infrastructure including the M11, A11, A1 (M) and M25 are all accessible, as well as the Port of Felixstowe which is approximately 40 miles south-east of Bury St Edmunds.

The closest railway stations can be found in Diss and Bury St Edmunds, which provide direct access to London Liverpool Street and Cambridge in 1hr and 30 minutes and 40 minutes respectively.

DHL Supply Chain occupy the remainder of the site and have done so for the past c.30 years.

Harwich Port

56 Miles

1hr 10 Drive Time

Felixstowe Port

41.4 Miles

54 Mins Drive Time

Stanstead Airport

60 Miles

1hr 16 Drive Time

Heathrow Airport

107 Miles

2hr 13 Drive Time

Sizewell C Power Station

37 Miles

1hr 3 Drive Time





Multipark STANTON

AVAILABLE UNITS

MULTIPARK
SOUTH

MULTIPARK
NORTH

OPEN
STORAGE

NORTH
ENTRANCE

SOUTH
ENTRANCE

MULTIPARK NORTH

UNIT	SQ.FT	SQ.M
1-4	OCCUPIED - DHL	
10-11	OCCUPIED - DHL	
15	OCCUPIED - DHL	
7-21	OCCUPIED - DHL	
16-18	55,344	5,141.6
19	39,569	3,676.1
20	66,636	6,190.7
21	37,458	3,479.9
22	36,888	3,427

MULTIPARK SOUTH

UNIT	SQ.FT	SQ.M
1	9,918	921.4
2	19,843	1,843.5
3	29,325	2,724.4
4	29,570	2,747.1
5	14,748	1,370.1
6	14,532	1,350.1
7	UNDER OFFER	
8	28,530	2,650.5
9	28,244	2,624

OPEN STORAGE

1 - 4 acres available

TOTAL SPACE AVAILABLE
420,762
(39,090 SQ.M) **SQ.FT**

FLEXIBLE SPACE TO GROW • UNITS AVAILABLE IMMEDIATELY • FLEXIBLE LEASE TERMS

The property comprises a mix of industrial warehouse units from 9,918 sq.ft - 420,762 sq.ft offering flexible accommodation across a variety of different size ranges.

Units include:

- Steel portal frame construction
- Eaves height of between 5.0 – 6.74m
- Surface level loading doors
- LED lighting
- Translucent roof panels
- Yard & parking
- Bunded warehousing
- Secure gated site with 24/7 access
- On-site café

Plots of 1 - 4 acres of concreted secure yard space are available by separate negotiation.



Rent

Competitive rates available.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

All parties to bear their own legal costs.

Further Information

Electricity and water available. Viewings are strictly by prior arrangement with the agent.

Service Charge

There is a nominal Estate Service Charge payable.

Terms

The units are available in a variety of size combinations on new leases directly with the landlord. Flexible leases are available on terms to be agreed.

Rates

Business rates are to be confirmed. For further details please speak to the Letting Agents.

EPC

Energy rating C. To be reassessed following refurbishment works.



VIEWING

Strictly via prior appointment with the appointed agents:



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Boundary
Real Estate Partners

Rory Banks

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Multipark Stanton, Bury St. Edmunds, Suffolk, IP31 2BG

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