

- Cost effective space £3 - £5 per sq.ft
- Short term flexible leases available
- Recently refurbished



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.

Sizewell C Power Station

37 Miles 1hr 3 Drive Time

Felixstowe Port

41.4 Miles 54 Mins Drive Time

Harwich Port

56 Miles 1hr 10 Drive Time

Stanstead Airport

60 Miles 1hr 16 Drive Time

Heathrow Airport

107 Miles 2hr 13 Drive Time





Road Network Drive Times

ROAD	MILES	KM	MINUTES
A14	10	16	20
A140	10	16	16
A11	12	19	20
M11 (J9)	42	68	50
M25 (J27)	72	116	75
M1/M6 Interchange	101	163	110

AVAILABLE UNITS

	MULT	MULTIPARK NORTH			
	UNIT	SQ.FT	SQ.M		
Ž	1-4	LE	LET		
	10-11	LET			
	15	LET			
	7	LE	LET		
	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		
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SOUTH ENTRANCE

MULTIPARK SOUTH UNIT SQ.FT SQ.M 9,918 921.4 19,843 1.843.5 2,724.4 29,325 29.570 2.747.1 14,748 1,370.1 14.532 1.350.1 10,157 943.6 LET 28,244 2,624

OPEN STORAGE **392,232** (36,440 SQ.M) **SQ.FT**

OPEN STORAGE

1 - 5 acres available

SPACE TO GROW • UNITS AVAILABLE IMMEDIATELY • SHORT TERM FLEXIBLE LEASES

The property comprises a mix of industrial warehouse units from 9,918 sq.ft - 392,232 sq.ft offering flexible accommodation across a variety of different size ranges.

Units include:

- Power supply capacity: 70 kVA 3-phase
- 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

Plots of 1 - 5 acres of concreted secure yard space are available by separate negotiation.







Rent

£3 - £5 per sq.ft.

Legal Costs

All parties to bear their own legal costs.

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

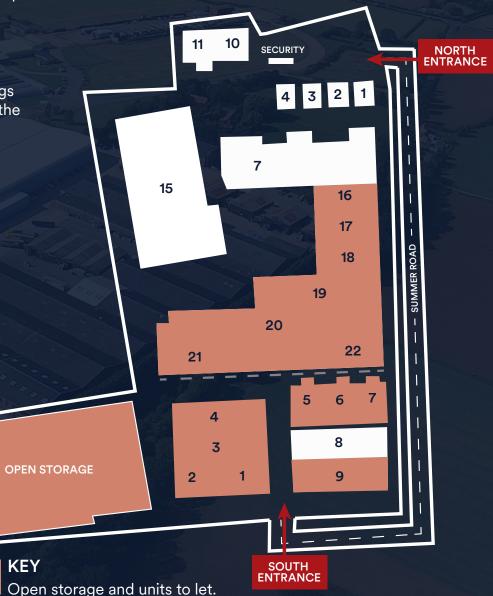
Multipark South Units 1-9. Energy rating A. Multipark North Units. Energy rating C.

VAT

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

Further Information

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



VIEWING

Strictly via prior appointment with the appointed agents:



Rory Banks 07976 832083 rory.banks@bidwells.co.uk

Walter Scott 07918 081533



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