SUFFOLK
BUSINESS
PARK

57 ACRES OF OPPORTUNITY...

Suffolk Business Park is an exciting new gateway development at junction 45 off the A14 in Bury St Edmunds

OUR VISION

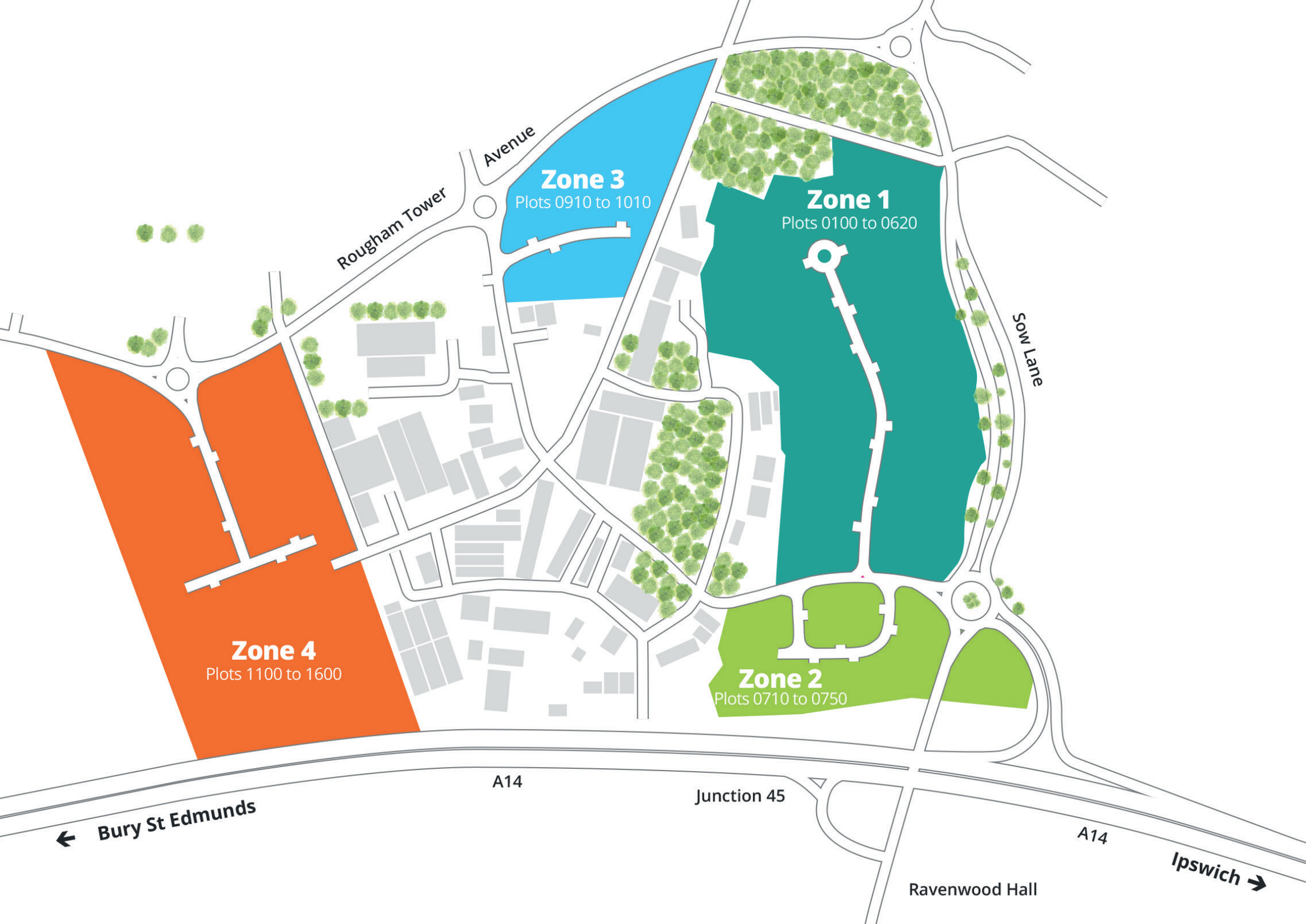
Suffolk Business Park will become a new thriving commercial area for Bury St Edmunds.

The Park provides new strategic employment land benefiting from major infrastructure improvements including the new Eastern Relief Road.

The Park will be developed to the principals of high quality design within a mature landscaped setting to suit a wide variety of business occupiers.

It is being built to a carefully laid out masterplan which is an extension to the commercial area of the town. The design will be based on the principles of high quality building design and an attractive and sustainable landscaping strategy.

57 acres divided into four distinct business zones to suit your company's requirements...


Zone 3
Plots 0910 to 1010
Zone 1
Plots 0100 to 0620
Zone 4
Plots 1100 to 1600
Zone 2
Plots 0710 to 0750
Rougham Tower
Avenue
Sow Lane
A14
Junction 45
Bury St Edmunds
A14
Ipswich
Ravenwood Hall

Zone 1

Offices and Research & Development

Accessed off General Castle Way adjacent to junction 45 of the A14, **Zone 1** has been identified principally for office and research and development use. The area will also include facilities for small offices via the development of an office village.

The high quality environment will be enhanced by a mature landscaped setting with our individual building designs each benefiting from a prominent frontage to the principal Estate Road.

Zone 2

Restaurant and Hotel Facilites

Zone 2 has been allocated for Business Park Facilities and A14 services to include a hotel, public house and a range of restaurants including coffee drive thru.

Anchored at junction 45 of the A14 **Zone 2** benefits from high viability as the gateway site to Suffolk Business Park.

A Petrol Station, to be operated by BP incorporating M&S Food Hall is agreed subject to planning consent being forthcoming.

Zone 3

Showroom and Industrial uses

Zone 3 has been identified for showroom, garage, agricultural and B1 uses.

Opposite the entrance to the new ForFarmers office building this zone benefits from a prominent roundabout entrance.

This self-contained site will similarly benefit from high quality design and will offer a mature landscaped setting.

Zone 4

Industrial Warehouse uses

Provision has been made within the 25 acre **Zone 4** for large footplate buildings offering opportunities for major companies looking for headquarter buildings.

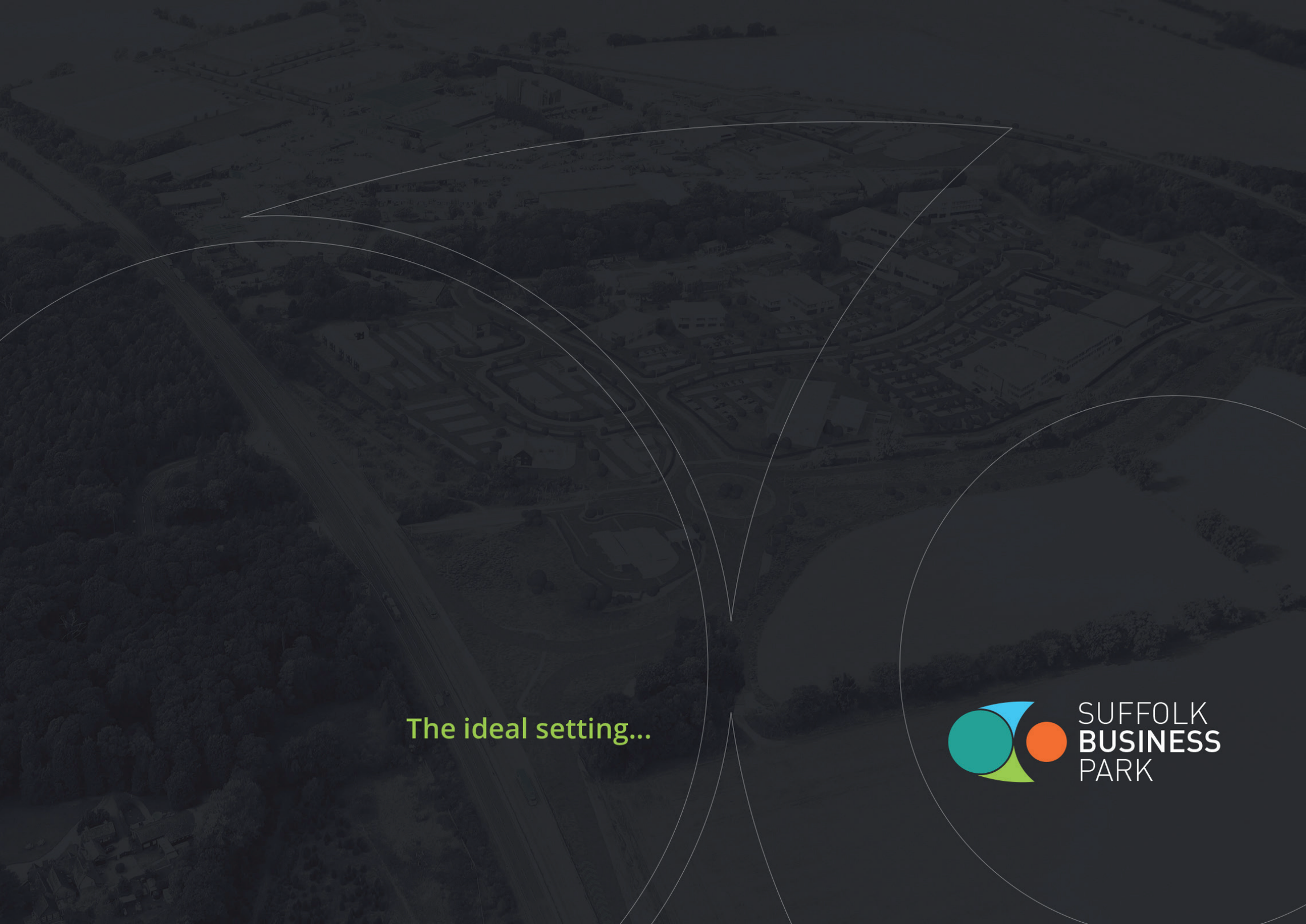
Buildings will be tailored to individual companies requirements to include high quality office environments coupled with dock levelers, high eaves and secure yards.

ABOUT US

Suffolk Business Park is a development by the Churchmanor Estates Company Plc

Having successfully created over 3 million square feet of commercial accommodation over the past 4 decades, 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



The ideal setting...

SUFFOLK
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THE REGION

Suffolk Business Park is easily accesible from Junction 45 of A14 and strategically located on the eastern side of Bury St Edmunds.

The site benefits from major infrastructure improvements which provide excellent road access to the east coast ports and the national motorway network.

Approx distances by road

Cambridge	29 miles
Ipswich	30 miles
M25 motorway	64 miles
Stansted Airport	53 miles
Port of Felixstowe	45 miles

... gateway site adjacent to the A14

A Development by the Churchmanor Estates Company Plc.

SUFFOLK BUSINESS PARK

www.suffolkbusinesspark.co.uk

For more information contact the agents:

BARKER STOREY MATTHEWS
bsm.uk.com

Simon Burton
Tel: 01284 715005
Email: sb@bsm.uk.com

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