

A development by
EQUATION **BRIDGES**
PROPERTIES Fund Management

STANTON
SENTINEL
PARK

IP31 2BG

A new industrial and open storage development

Flexible unit sizes available up to 630,000 sq ft

Flexible open storage plots available up to 1.78m sq ft

Available leasehold or freehold

SENTINEL PARK, SUMMER ROAD,
BURY ST EDMUNDS, SUFFOLK, IP31 2BG

SENTINEL PARK STANTON IS A NEW INDUSTRIAL AND OPEN STORAGE DEVELOPMENT LOCATED IN STANTON, WEST SUFFOLK. THE SITE IS SITUATED JUST SOUTH OF THE A143 ON SUMMER ROAD. THE A143 OFFERS EXCELLENT CONNECTIVITY TO ALL MAJOR SURROUNDING ROAD NETWORKS.



OFFER

Four units, up to 630,000 FT², totalling over 1 million FT².



LOCATION

Easy access to the A143, A14, M11, A11, A1(M), M25, M1, M6 and the Port of Felixstowe



SUSTAINABLE

BREEAM 'Excellent' EPC A rating.



FUTURE PROOF

EV charging points to future proof occupiers' ongoing requirements and occupational needs.



ESTATE

Enhanced quality private estate with landscaped environment.



CONNECTIVITY

Proximity to major airports, Ports and transport networks.

The site extends to 63 acres and offers flexible industrial unit sizes up to 630,000 SQFT and open storage plots up to 1.78m SQFT. The scheme is situated on the A143, which provides excellent connectivity to the A14 (11 miles). The A14 provides direct access to key motorways such as the M11, A11, A1(M), M25, M1 and M6.

INDICATIVE INDUSTRIAL MASTERPLAN

UNIT SPECS (GIA) SQ FT

UNIT 1	631,475	UNIT 3	215,270
UNIT 2	146,615	UNIT 4	31,390

Sentinel Park provides flexible unit sizes up to 631,475 sq ft. While the masterplan illustrates just one potential iteration of the scheme, all units remain flexible in design and Sentinel Park can accommodate various bespoke solutions that may be required by occupiers.

WAREHOUSE



50 kN/m2
Floor Loading



EPC A Rating



BREEAM
'Excellent' Rating



UP TO
18M
Haunch Height

EXTERNAL



45M
Min Yard Depth



EV Parking Bays



Secured Entrances
Independent Gates



Perimeter Paladin
Estate Fencing

OFFICES



LED Lighting with
Smart Control



Grade A Open
Plan Office



VRF Heating and
Comfort Cooling



Double Height
Glazed HQ Reception



UNIT 1	SQ FT
WAREHOUSE AREA	609,000
OFFICE AREA	12,175
TRANSPORT OFFICE	10,000
GATEHOUSE	300
TOTAL AREA (GIA)	631,475

HGV PARKING	140
CAR PARKING SPACES	500
LOADING DOCKS	52
LEVEL ACCESS	8
HAUNCH HEIGHT (M)	18
YARD DEPTH (M)	50
FLOOR LOADING (KN/M2)	50

UNIT 2	SQ FT
WAREHOUSE AREA	139,000
OFFICE AREA	7,315
TRANSPORT OFFICE	300
TOTAL AREA (GIA)	146,615

HGV PARKING	35
CAR PARKING SPACES	128
LOADING DOCKS	16
LEVEL ACCESS	2
HAUNCH HEIGHT (M)	15
YARD DEPTH (M)	50
FLOOR LOADING (KN/M2)	50

UNIT 3	SQ FT
WAREHOUSE AREA	201,850
OFFICE AREA	10,620
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA (GIA)	215,270

HGV PARKING	81
CAR PARKING SPACES	203
LOADING DOCKS	20
LEVEL ACCESS	4
HAUNCH HEIGHT (M)	18
YARD DEPTH (M)	50-65
FLOOR LOADING (KN/M2)	50

UNIT 4	SQ FT
WAREHOUSE AREA	25,900
OFFICE AREA	5,490
TOTAL AREA (GIA)	31,390

CAR PARKING SPACES	20
LEVEL ACCESS	2
HAUNCH HEIGHT (M)	12.5
YARD DEPTH (M)	45
FLOOR LOADING (KN/M2)	50

INDICATIVE OPEN STORAGE MASTERPLAN

AREA 1	875,429 SQ FT	20.09 ACRES
AREA 2	404,723 SQ FT	9.29 ACRES
AREA 3	504,827 SQ FT	11.59 ACRES

SPECIFICATION



50 kN/m²
Floor Loading



Secured Entrances
Independent Gates



Perimeter Paladin
Estate Fencing



EV Parking Bays



Gatehouse



Sentinel Park can provide flexible open storage plots up to 1.78m SQ FT / 40.97 acres. The masterplan illustrates one potential iteration of the scheme. However, all plot designations remain flexible and can be shifted to suit occupier requirements.



UNIT 1 631,475 SQ FT



UNIT 2

UNIT 4

UNIT 3

UNIT 2 146,615 SQ.FT
UNIT 3 215,270 SQ.FT
UNIT 4 31,390 SQ.FT



STRATEGIC



PLACES

	DISTANCE	JOURNEY
A14	11 MILES	18 MINS
BURY ST EDMUNDS	13 MILES	22 MINS
IPSWICH	28 MILES	41 MINS
A12	30 MILES	36 MINS
NORWICH	33 MILES	50 MINS
CAMBRIDGE	40 MILES	58 MINS
COLCHESTER	44 MILES	1 HOUR
CHELMSFORD	67 MILES	1 HR 23 MINS
LONDON M25	72 MILES	1 HR 18 MINS
PETERBOROUGH	80 MILES	1 HR 30 MINS
LONDON	94 MILES	2 HRS 1 MIN
M1	102 MILES	1 HR 48 MINS
LEICESTER	109 MILES	2 HRS 17 MINS
NOTTINGHAM	129 MILES	2 HRS 35 MINS
BIRMINGHAM	136 MILES	2 HRS 24 MINS
LEEDS	190 MILES	3 HRS 29 MINS
MANCHESTER	218 MILES	3 HRS 57 MINS



AIRPORTS

	DISTANCE	JOURNEY
NORWICH	32 MILES	50 MINS
STANSTED	60 MILES	1 HR 9 MINS
LUTON	77 MILES	1 HR 38 MINS
SOUTHEND	82 MILES	1 HR 40 MINS
LONDON CITY	87 MILES	1 HR 41 MINS
GATWICK	124 MILES	2 HRS 10 MINS



RAIL FREIGHT

	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	43 MILES	52 MINS
DAVENTRY INTERNATIONAL RFT	111 MILES	2 HRS 2 MINS
HAMS HALL	131 MILES	2 HRS 19 MINS
MARITIME RFT	134 MILES	2 HRS 22 MINS



PORTS

	DISTANCE	JOURNEY
FELIXSTOWE	43 MILES	52 MINS
HARWICH	56 MILES	1 HR 10 MINS

SUSTAINABILITY

BREEAM UK NEW
CONSTRUCTION 2018
(SHELL & CORE)



'Excellent' Rating

ENERGY
PERFORMANCE
CERTIFICATE



A Rating for excellent
energy performance.

NATURAL
LIGHT



Optimised use of
natural light with
15% roof lights and
excellent office
visibility.

RENEWABLE
TECHNOLOGIES



Solar PVs and air source
heat pumps provide reduced
energy consumption and
CO2 emissions.

RESPONSIBLE
SOURCING



Assured construction
materials with low
environmental, economic
and social impact.

ELECTRIC VEHICLE
CHARGING



Charging points
provided with provision for to
future-proof occupier fleet
requirements.

WATER REGULATION
TECHNOLOGIES



Efficient sanitary-ware
with low flow rates
to reduce water
consumption.

SUSTAINABLE
MATERIALS



Reduce energy
consumption and
environmental impact
over the life cycle of
the building.

BICYCLE
SPACES



Ample spaces in covered
shelters encourages
environmental travel.

ENHANCED
CLADDING



Delivering superior energy
performance to reduce
running costs.

ENERGY METERING
TECHNOLOGY



Allows occupiers to
pro-actively manage their
energy consumption.

LED LIGHTING



Enables 75% less energy
consumption and 25 times
more durability than
incandescent lighting.

PORT OF FELIXSTOWE

Sentinel Park is located within an hour of **the Port of Felixstowe**, the UK's largest and busiest container port, capturing some **48%** of the nations containerised trade.

Busiest port
in the UK

Over
4 million
containers
(TEUs)
handled per
annum

Over 3,000
ships
per annum

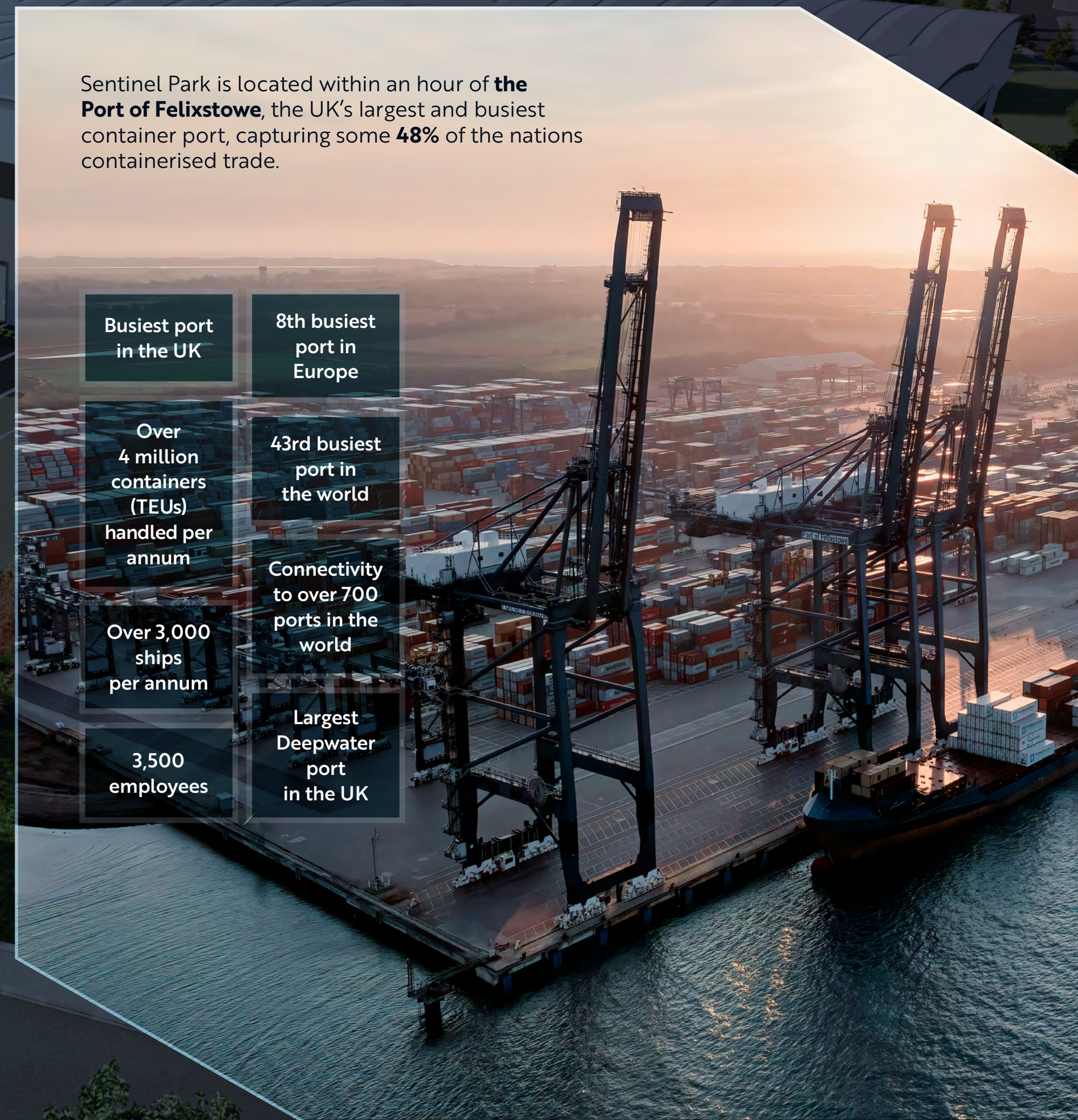
3,500
employees

8th busiest
port in
Europe

43rd busiest
port in
the world

Connectivity
to over 700
ports in the
world

Largest
Deepwater
port
in the UK



PROVEN

[View Portfolio](#)

Equation Properties continue to provide quality logistics solutions throughout the UK.

DEMOGRAPHICS

97,797

working age population
within a **30-min drive**

250,113

working age population
within a **45-min drive**

487,009

total population within
a **45-min drive**

190,661

total population within
a **30-min drive**

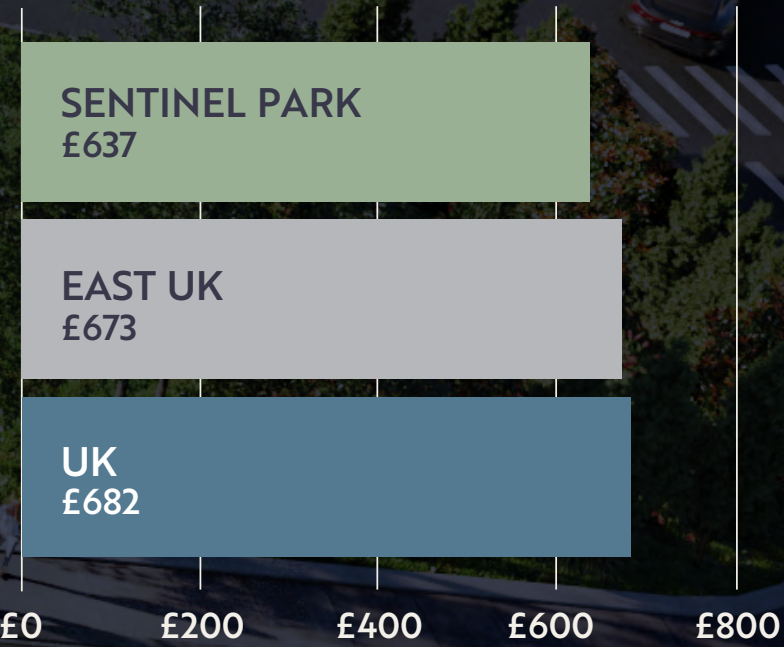
5,715

people are unemployed
within a **45-min drive**

SKILLED

Sentinel Park benefits from a large working age population of 97,797 within a 30-min drive and 250,113 within a 45-min drive. Weekly wages for this group are lower than national and regional averages. 5,751 people are unemployed within a 45-min drive which illustrates an immediately available labour supply.

WEEKLY EMPLOYEE WAGE



SENTINEL PARK

STANTON – IP31 2BG

CONTACT FOR MORE INFORMATION



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PARTNERS

A DEVELOPMENT BY
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Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



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Bridges is a specialist private markets investor with almost 20 years of experience investing in property solutions that help to reduce carbon emissions, revitalise business spaces and regenerate communities.



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LOCATION

GHOST.RECITAL.TAKEOVER



SENTINEL PARK, SUMMER ROAD, BURY ST EDMUNDS, SUFFOLK, IP31 2BG

SENTINELPARKSTANTON.CO.UK

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