

**M**

# Multipark

STANTON

Bury St. Edmunds, IP31 2BG

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



INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE TO LET • 9,918 - 392,232 SQ.FT (921 - 36,440 SQ.M)

# M Multipark STANTON

## LOCATION

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



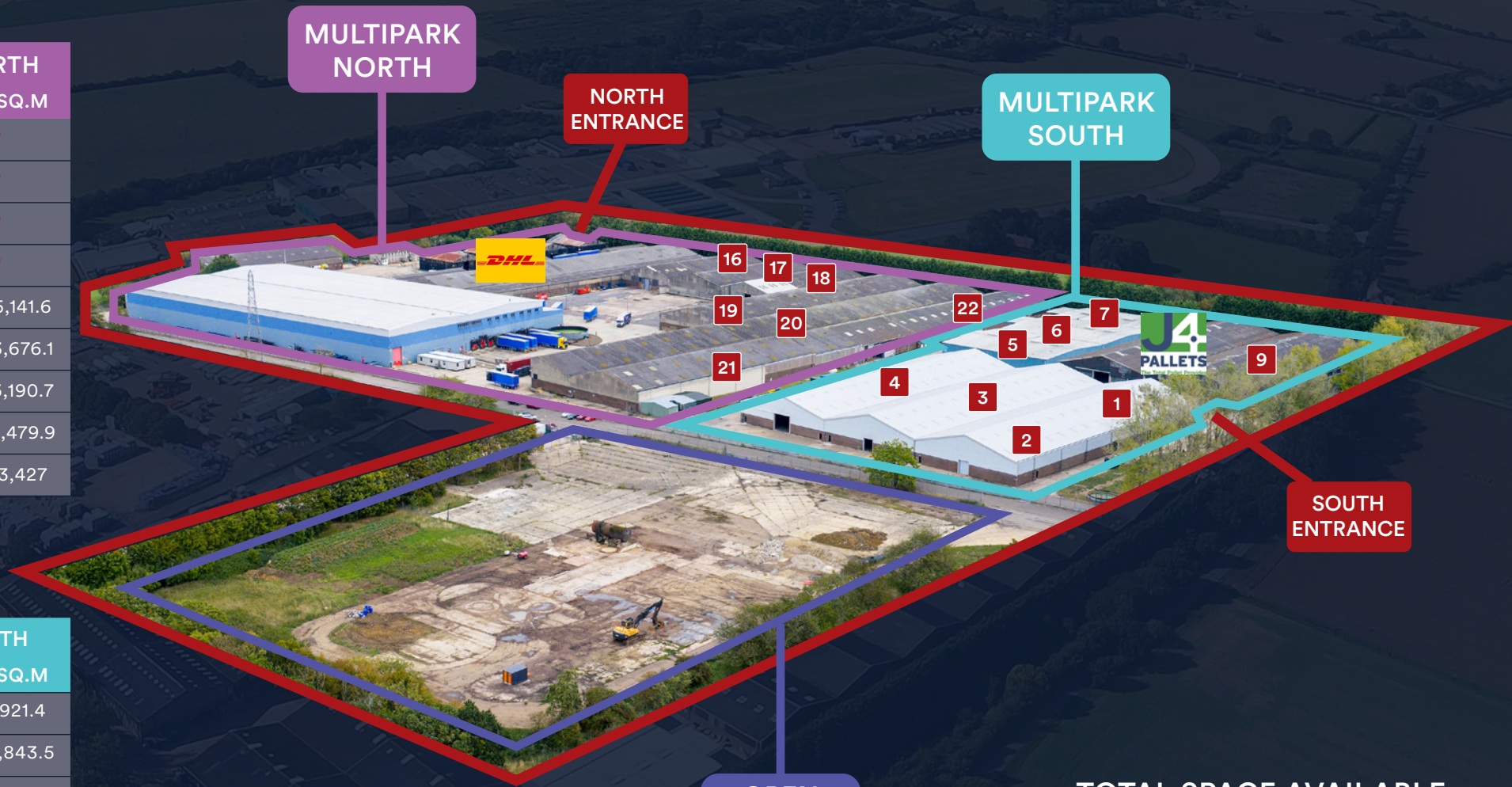
Units 1-4 external Multipark South

### 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

MULTIPARK NORTH		
UNIT	SQ.FT	SQ.M
1-4	LET	
10-11	LET	
15	LET	
7	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

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	10,157	943.6
8	LET	
9	28,244	2,624



**OPEN STORAGE**  
1 - 5 acres available

TOTAL SPACE AVAILABLE  
**392,232**  
(36,440 SQ.M) **SQ.FT**

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.



Unit 3 internal Multipark South



Unit 6 internal Multipark South



Unit 2 internal Multipark South

**Rent**  
£3 - £5 per sq.ft.

**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 agents.

**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 B.



## VIEWING

Strictly via prior appointment with the appointed agents:



### Rory Banks

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

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