



# 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)

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

37 Miles  
1hr 3 Drive Time



| 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 STANTON

AVAILABLE UNITS

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

OPEN  
STORAGE

MULTIPARK  
SOUTH

MULTIPARK  
NORTH

NORTH  
ENTRANCE

SOUTH  
ENTRANCE

OPEN STORAGE

1 - 7 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 - 7 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:

  
**BIDWELLS**  
01223 841 841  
bidwells.co.uk

**Boundary**  
Real Estate Partners

**Rory Banks**

07976 832083

rory.banks@bidwells.co.uk

**Rebecca Gregory**

07388 677923

rebecca.gregory@brep.co.uk

**Walter Scott**

07918 081533

walter.scott@bidwells.co.uk

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

**MISREPRESENTATION ACT.** 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.nics.org.uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).