# 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 TO LET • 9,918 - 392,232 SQ.FT (921 - 36,440 SQ.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 |

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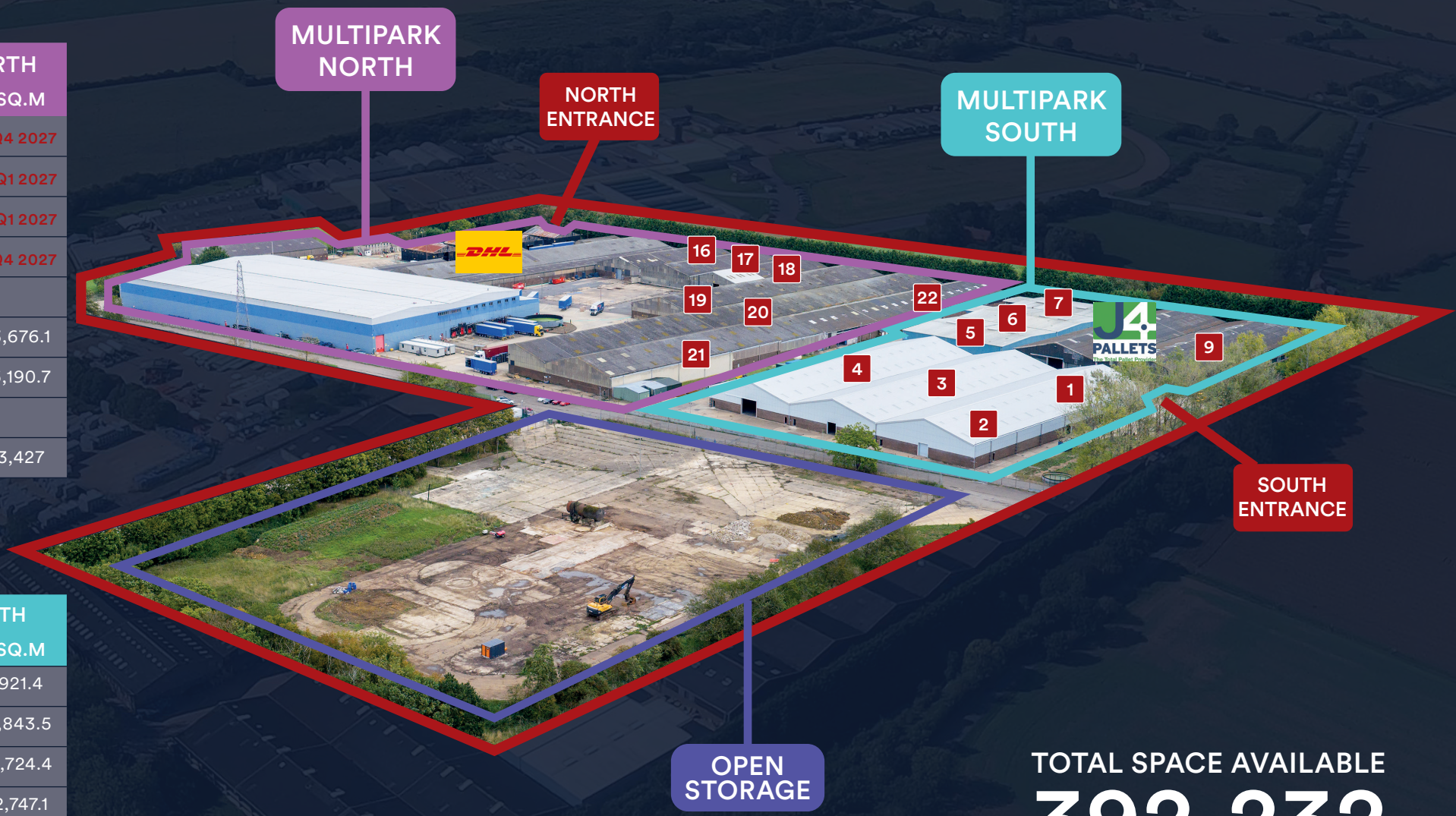
## AVAILABLE UNITS

| MULTIPARK NORTH | | |
|---|---|---|
| UNIT | SQ.FT | SQ.M |
| 1-4 | AVAILABLE Q4 2027 | |
| 10-11 | AVAILABLE Q1 2027 | |
| 15 | AVAILABLE Q1 2027 | |
| 7 | AVAILABLE Q4 2027 | |
| 16-18 | LET | |
| 19 | 39,569 | 3,676.1 |
| 20 | 66,636 | 6,190.7 |
| 21 | LET | |
| 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 |
|---|
| LET |

TOTAL SPACE AVAILABLE

**392,232**

(36,440 SQ.M) **SQ.FT**

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

# Multipark STANTON

## DESCRIPTION

**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

# Multipark STANTON

## DETAILS

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

**KEY**
Units to let

# Multipark STANTON

## VIEWING

Strictly via prior appointment with the appointed agents:


M® Core LCP UK
01384 400123
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**Claudia Gasparro**
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Multipark Stanton, Bury St. Edmunds, Suffolk, IP31 2BG


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