

SAXHAM BUSINESS PARK

BURY ST. EDMUNDS

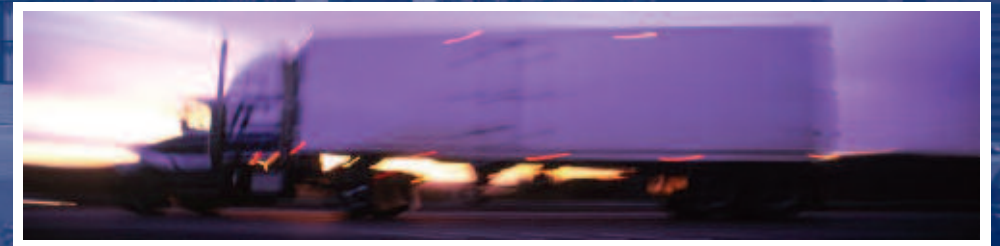
New purpose built Warehouse/Production Premises

53,865 ft² - 176,053 ft² (5,004 m² - 16,355 m²)

TO LET/FOR SALE

"Saxham has provided our company with a smart corporate image and an excellent facility for business, close to major transport links."

A Stanton Esq. MD, Direct Table Foods



40% Pre-sold to



www.saxhambusinesspark.com

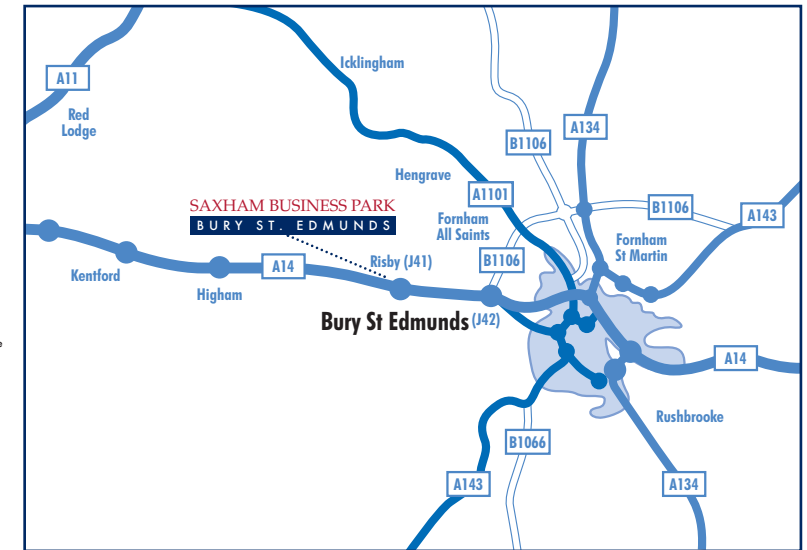
LOCATION

Saxham Business Park, Saxham, Bury St. Edmunds IP28 6RX is strategically and prominently situated immediately adjacent to the A14, 3 miles west of Bury St Edmunds, in an ideal location for regional or national distribution/manufacturing premises.

Access to the Park is from Junction 42 (westbound) / Junction 41 (eastbound) of the A14 which provides a dual carriageway connection to Felixstowe, Ipswich and the A12 to the east and the A11, M11, Stansted Airport, Cambridge, A1, M1 and the Midlands to the west.

Existing occupiers on the Park include Christian Salvesen Plc, Claas UK Ltd, TTS Tooltechnic Systems GB Ltd and Micheldever Tyres.

Bury St Edmunds has a catchment population of 220,000 within 20 minutes drive time thus providing a good local labour supply.



DESCRIPTION

Saxham Business Park provides a high quality and attractive environment with the opportunity for two new high bay warehouse or production units to be constructed with the potential to incorporate individual occupier's requirements.

Alternatively, a single high bay warehouse/production unit could be made available subject to planning permission and Highways Agency approval.

INDICATIVE SPECIFICATION

- 12m clear eaves height.
- 50 kN/m² (1,000lbs/ft²) floor loading.
- Electronically operated dock/surface level loading doors.
- Large secure yard area.
- Flexible and fully fitted offices including comfort cooling and raised access floor.
- Mains water, electricity, drainage and telecoms.



SAXHAM BUSINESS PARK BURY ST. EDMUNDS



ACCOMMODATION (INDICATIVE)

PLOT 1 (7.53 ACRES/3.04 HA)

Warehouse	118,188 ft ²	(10,980 m ²)
Two storey office	4,000 ft ²	(371 m ²)
Total	122,188 ft²	(11,351 m²)

PLOT 2 (4.58 ACRES/1.85 HA)

Sold to Direct Table Foods Ltd for a new 72,961 ft² (6,778 m²) food production unit.

PLOT 3 (4.58 ACRES/1.85 HA)

Warehouse	48,660 ft ²	(4,521 m ²)
Two storey offices	5,205 ft ²	(483 m ²)
Total	53,865 ft²	(5,004 m²)

NB: Plots 1 & 3 could be combined to provide a single high bay warehouse/production unit of up to 200,000 ft² (18,580 m²).

PLANNING

Planning enquiries should be made via St. Edmundsbury Borough Council (01284 763233) quoting application number: SE/05/1319/P. Companies will be required to enter into a Green Travel Plan. Further details on request. Outline planning consent has been granted for two new high bay warehouses (Class B8 Use) as described.

Alternatively, Class B2 (General Industrial Use), as secured on Plot 2, should be forthcoming subject to a separate planning application.

DESIGN & BUILD

Cambridge based Hamilton Land Ltd, a regional property development company, can provide design & build freehold or leasehold packages on Plots 1 & 3.

Fast track design & build is delivered via a dedicated professional team of architects, project managers and contractors. The team has a proven track record of providing new facilities at competitive rents/prices within agreed timescales.

A DEVELOPMENT BY

HAMILTON LAND

PROPERTY DEVELOPMENT AND INVESTMENT COMPANY



TIMING

Typically, projects can be completed and ready for occupation within 7 – 9 months from exchange of contracts, dependent on specification.

TERMS

Freehold or leasehold design & build packages, subject to contract.

SOLE AGENTS

Mike Younger/Robert Houlton-Hart

Jim Frankis



www.bsm.uk.com



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