





## Kempson Way, Suffolk Business Park, Bury St Edmunds, Suffolk IP33



### **FOR SALE or TO LET** **Commercial Development** **Site**

**Approximately 5 Acres**  
**(2.02 Hectares)**

-  Suitable For Industrial, Warehouse And Office Uses, STP
-  New £17m Infrastructure Completed To The A14
-  Freehold Design & Build Options Available
-  May Split With Lease Terms Available On Request



# PROPERTY DETAILS

## Location

Bury St Edmunds is a historic market town with a resident population of circa 42,000 people.

The town adjoins the A14 approximately midway between the County town of Ipswich and Cambridge and is a popular tourist centre based around the historic Cathedral and Abbey Gardens. The town is experiencing strong residential growth with 5,000 new homes planned.

Moreton Hall, lying some two miles to the North East of the town centre, is its primary industrial estate housing a wide range of major industrial occupiers including Glasswells, Sealeys, Royal Mail, John Banks Honda, Audi and Howdens.



## Description

The site which immediately fronts Kempson Way is broadly regular and level and benefits from two estate road frontages with an established access. It lies directly adjacent to Suffolk Park and the new £17m Eastern Relief Road leading to the A14 (junction 45) which provides immediate access to Cambridge and the Midlands, M11 and the Port of Felixstowe.

## Accommodation

We calculate that the site has a gross area of approximately 5 Acres (2.02 Hectares).

## Planning

The estate is zoned for a variety of uses including light industrial (Class B1), offices (Class B1a), general industrial (Class B2) and distribution/warehousing (Class B8).

Within the estate, there are also a range of retail and quasi-retail (car showrooms etc.) uses.

Interested parties are invited to make their own investigations of St Edmundsbury Borough Council on 01284 763233.

## Terms

Consideration will be given to Leasehold disposals of part or the whole and Freehold Design and Build options.

## Price or Rent

Freehold and Leasehold terms upon request.

## VAT

All prices or rents quoted are exclusive of Value Added Tax which may be applicable.

## Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.

## Energy Performance Certificate

Not applicable.

**For viewings and further details please contact**



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**John Grace**  
john.grace@whybrow.net  
01206 577667

**01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty**



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