

SHEPHERD'S GROVE INDUSTRIAL ESTATE

BURY ST EDMUNDS IP31 2BG



**TO
LET**

 **BIDWELLS**

INDUSTRIAL WAREHOUSE UNITS & OPEN STORAGE

3,889 – 508,009 SQ FT (361.3 – 47,194 SQ M)
Plots of 1.0 – 7.3 acres (Open Storage)

LOCATION



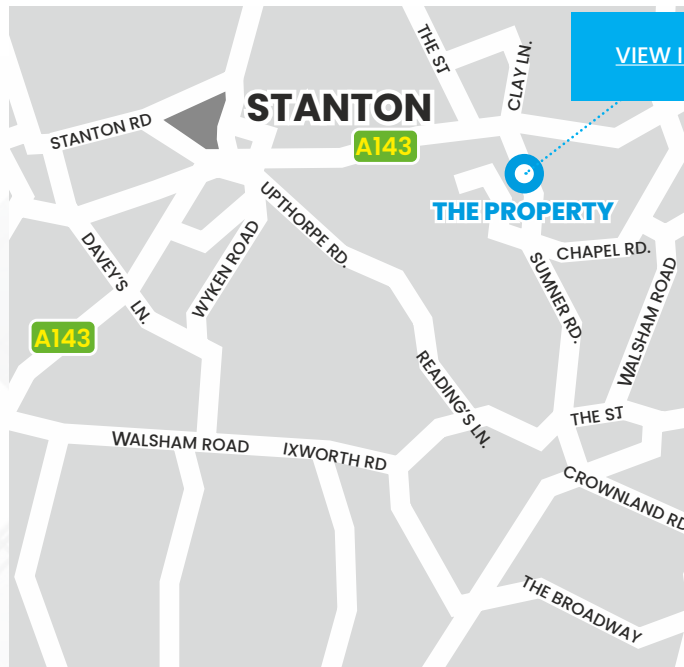
Stanton is located near the market town of Bury St Edmunds in north Suffolk, at the heart of East Anglia. It is approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.

The property 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.



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

DESCRIPTION



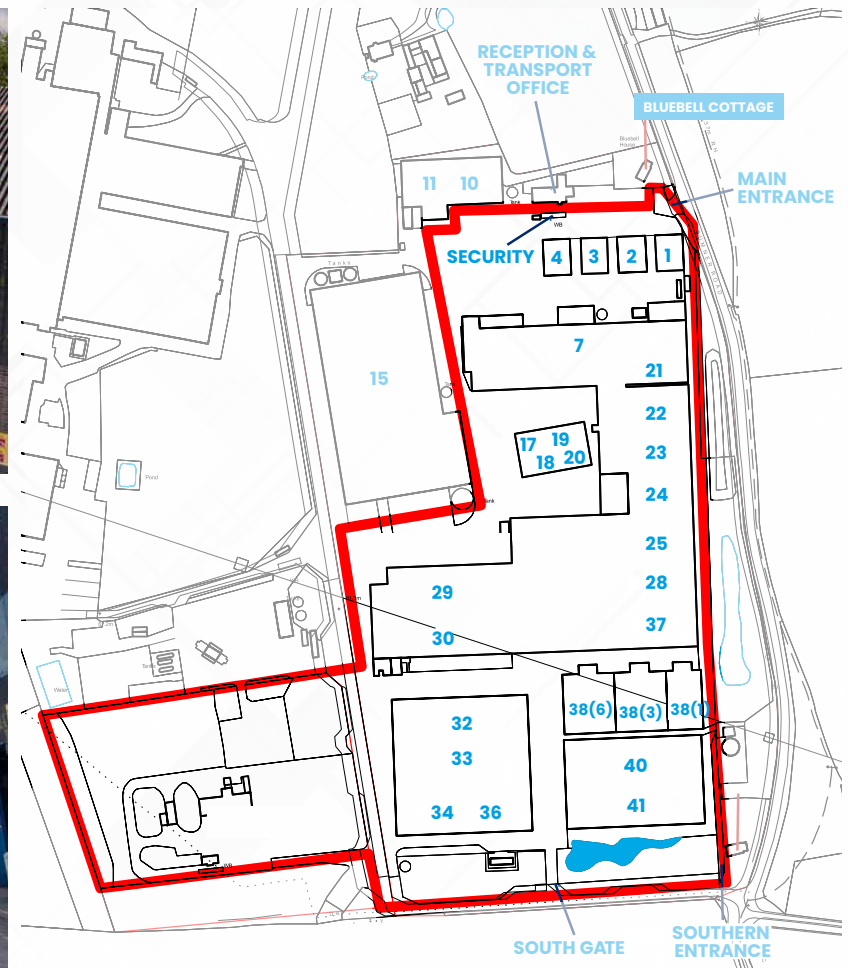
The property comprises a mix of industrial warehouse units offering flexible accommodation across a variety of different size ranges.

Specification includes:

- Steel portal frame construction
- Eaves height of between 5.0 – 6.74m
- Surface level loading doors
- Translucent roof panels
- Yard & parking

Further area of 7.3 acres of open storage is available by separate negotiation.

[WATCH THE AERIAL
DRONE VIDEO](#)



ACCOMMODATION



The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

UNIT	SQ FT	SQ M
1	4,767	442.90
2	4,767	442.90
3	4,767	442.90
4	4,767	442.90
7	48,265	4,483.80
17	3,389	361.30
18-20	11,707	1,087.60
21	18,749	1,741.80
22-24	44,768	4,159.40
25	39,569	3,676.10
28-29	66,636	6,190.70
30	33,095	3,074.80
32	29,570	2,747.10
33	29,325	2,724.40
34	19,843	1,843.50
36	9,918	921.40
37	36,888	3,427.00
38(1)	10,157	943.60
38(3)	14,532	1,350.10
38(6)	14,748	1,370.10
40	29,038	2,697.70
41	28,244	2,624.00
TOTAL	508,009	47,194.04



For indicative purposes only



GALLERY



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BUSINESS RATES



Business rates are to be confirmed. Please speak to the Letting Agents for further details.

SERVICES



Mains water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries to the relevant service providers.

LEGAL COSTS



All parties to bear their own legal costs.

TERMS



The property is available on a new lease directly with the landlord on terms to be agreed. Quoting rent available on application.

FURTHER INFORMATION



Viewings are strictly by arrangement with the Letting Agents.



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VAT



All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate

EPC



Energy rating C. EPCs available upon request.

