

Lawn Park Business Centre

Woolpit, Bury St Edmunds, Suffolk IP30 9RZ

**B8 Warehouse / Industrial /
Distribution Space**

TO LET

A14

UNIT 3
with detailed planning consent

Let



Let



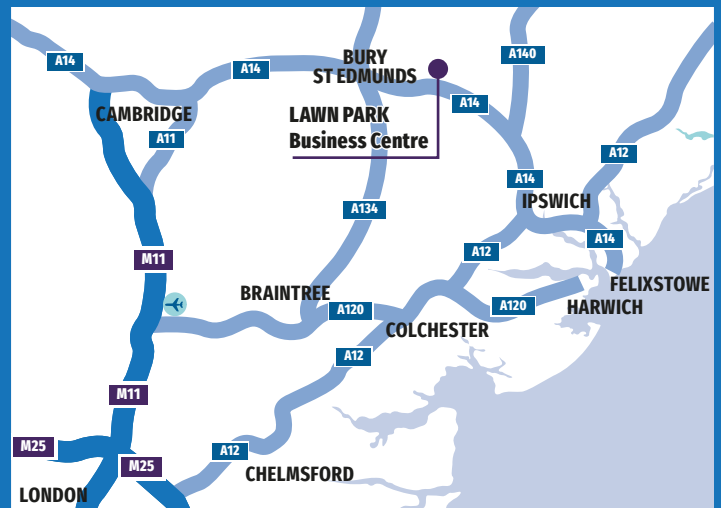
Easy access
to **A14**

Unit 3

**Total area of 53,130 square feet (4,936 square metres),
comprising – a warehouse of 41,764 square feet (3,880 square metres)
– two-storey offices of 11,366 square feet (1,056 square metres)**

**Lawn Park Business Centre
provides easy access to the UK's
main arterial road network:**

- **A14: Port of Felixstowe**
42 minutes
- **Cambridge: 48 minutes**
- **M25: 71 minutes**





▲ Precon Products has relocated its Head Office to Unit 1

Location

The site lies in a prominent location adjacent to the A14, equidistant from Bury St Edmunds and Stowmarket, in the district of Mid Suffolk.

There is excellent road access to the Port of Felixstowe, Harwich International Port and the national motorway network. The site is easily accessible via junction 47a off the main A14 and features prominent main road frontage.

The A14 has become an increasingly important corridor for warehousing and logistics, with major distribution centres for Unipart, MH Star and R C Treatt & Co Ltd at Bury St Edmunds; LDH (La Doria) Ltd and Amazon at Sproughton;

Eastern Gateway, just outside Ipswich; and FDS Corporation (Costway) at Port One, Great Blakenham.

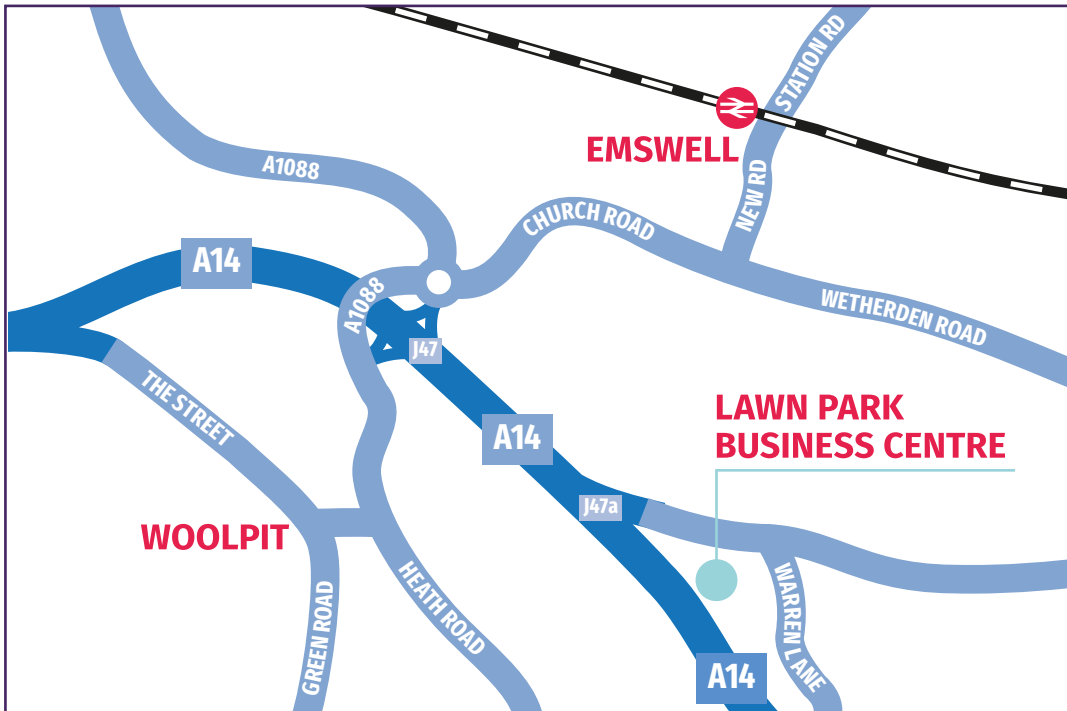
'Freeport' status for the Port of Felixstowe and Harwich International Port will create interest from manufacturers able to take advantage of the attractive tax incentives on offer.

The developer has constructed two new warehouses, which have been let to Precon Products and Bacton Transport.





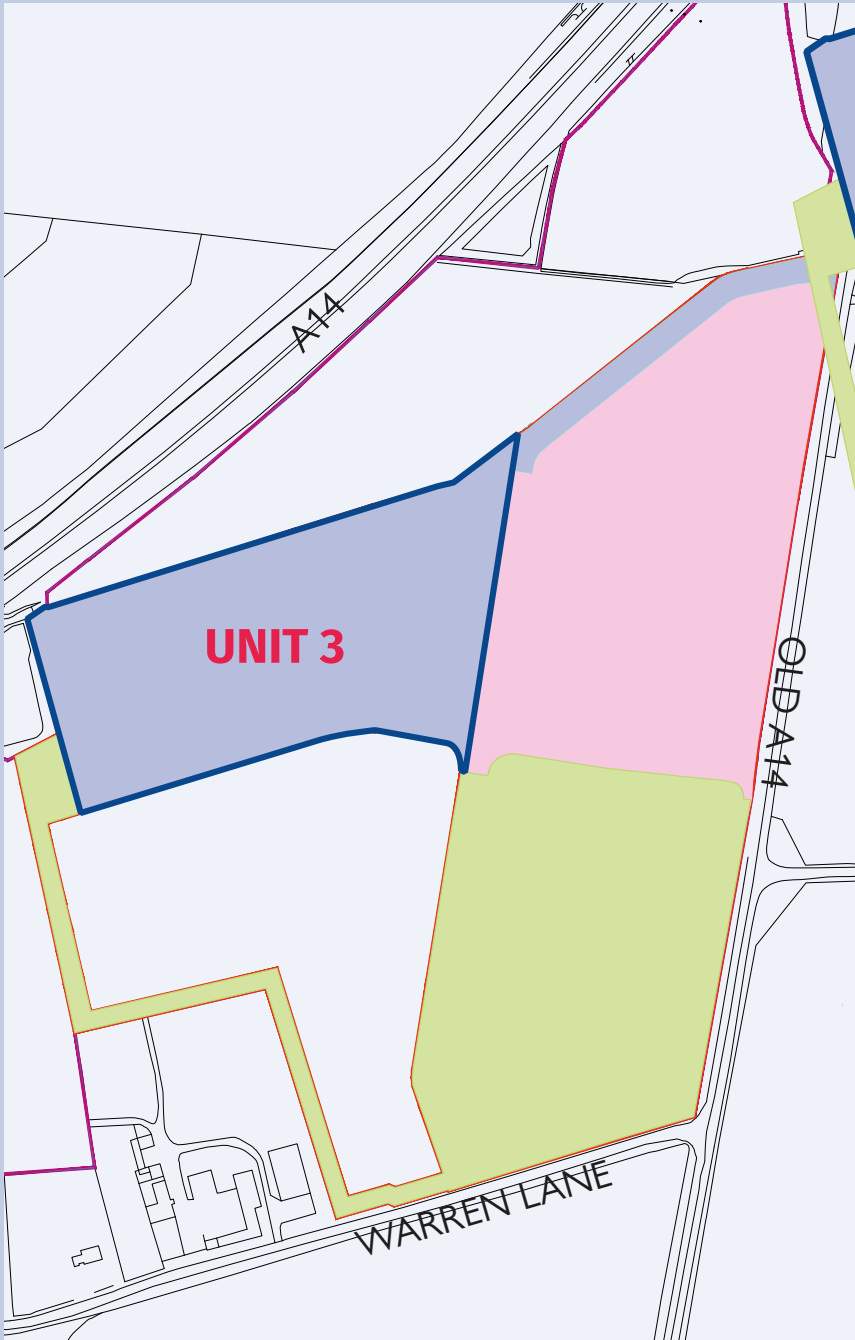
▲ Bacton Transport moved its Stowmarket operation into purpose-built Unit 2 in Summer 2021



Can be constructed without columns

▼ The Port of Felixstowe is just 42 minutes' drive from Lawn Park Business Centre





Unit 3

Services

Mains electricity and water are provided to the site; each unit will have its own Klargestar sewage system, for which the occupant will be solely responsible.

Terms

The property is to be offered on a new full repairing and insuring lease for a term of 10 years at a rental of £7.50 per sq ft per annum exclusive for this design.

Specification

Specification available upon request.

Rates

Rates to be assessed.

Viewing

All viewings are to be carried out via Penn Commercial.

Subject to contract



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