

# SUFFOLK CENTRAL

STOWMARKET WEST

SUFFOLK CENTRAL BUSINESS PARK  
BURY ROAD, CHILTON LEYS, STOWMARKET  
SUFFOLK, IP14 1UX

SPACIOUS  
OFFICES  
FOR SALE /  
TO LET

AVAILABLE FROM:  
**2,500 - 10,000 SQ FT**  
(232 - 929 SQ M)



# SUFFOLK CENTRAL

STOWMARKET WEST

## The Suffolk Central scheme presents an exciting and exclusive opportunity to purchase / let high-quality office premises in a desirable location in Suffolk.

These spacious new offices are designed with open plan, flexible working in mind, and are ideal for those thinking of downsizing or upsizing their business. They would also suit other uses. Offering a tailorable space that can be divided to meet your requirements, where adaptability is key.

STOWMARKET TOWN CENTRE



A14 TO IPSWICH & FELIXSTOWE TO A12 & LONDON

A14 TO CAMBRIDGE & THE MIDLANDS

PHASE 3

PHASE 1

PHASE 2

CONVENIENCE STORE COMING SOON



### DESCRIPTION

The scheme offers a convenient location, close to major local towns / cities and main routes, just three minutes' drive from the A14 and strategic access to the UK's road network.

The offices are constructed to provide 2,500 sq ft (232 sq m) of space over two floors, split equally at 1,250 sq ft (116 sq m) per floor. Each unit has been designed to be taken as an individual 2,500 sq ft space, or can be combined with adjoining units, to offer 2,500 – 10,000 sq ft (232 – 929 sq m).

The Ground Floor is well-designed, with a reception area, large disabled WC / shower / changing facility, glazed meeting room, kitchen and open plan office.

The First Floor offers open plan office accommodation, fully-equipped with LED lighting, raised floor, suspended ceiling and air source heating and cooling, as well as a WC.

### LOCATION

The offices are situated on the edge of Stowmarket, a busy market town, approximately 16 miles east of Bury St Edmunds on the A14.

Suffolk Central is a business park located to the west of the town, just three minutes from the main A14, and is a purpose-built, landscaped commercial hub.

The ports of Ipswich, Felixstowe and Harwich are just 15, 31 and 44 miles away respectively, providing excellent connections to the major European ports, and London Stansted Airport is just over an hour's drive away. The County town of Ipswich lies just 20 minutes away.



### FACILITIES

- 13 car parking spaces per unit
- Reception area and glazed board room / meeting room
- Fully-fitted kitchen, with fridge and dishwasher
- Disabled WC, with shower / changing facility
- High-speed fibre internet connection
- Data sockets to all areas
- Cabled for electric car charging points
- Reverse cycle air conditioning for heating and cooling in main office areas
- Suspended ceilings, with LED lighting
- Raised grid floors to office areas
- Cat 6 cabling to floor boxes
- Three-phase electricity supply
- Fire alarm system, security alarm and contingency lighting
- 13 amp sockets to all areas
- Individual metered water and electricity supply

### MATERIALS & CHARACTER

Created by an award-winning architect, the Suffolk Central scheme is a well-designed office development, with all the facilities that today's modern office-user requires, including large windows – allowing plenty of natural light – and providing views of the external landscaping.

The offices feature stunning oak veneer internal doors, complemented by aluminium double-glazed doors and windows.

Large dark grey windows contrast with soft-coloured brick and dark grey roof coverings, blending with the extensive green landscaping. The plastered walls are decorated in white emulsion, presenting a flexible 'blank canvas'.





## TRAVEL DISTANCES



**Ipswich / A12**  
20 minutes' drive (15 miles)

**Bury St Edmunds**  
20 minutes' drive (16 miles)

**Cambridge**  
55 minutes' drive (42 miles)

**Norwich**  
66 minutes' drive (39 miles)



**Port of Felixstowe**  
40 minutes' drive (31 miles)

**Harwich International Port**  
52 minutes' drive (44 miles)



**London Stansted Airport**  
67 minutes' drive / (62 miles)

## NEARBY AMENITIES

- **On-site convenience store**
- **Walking distance to town centre**
- **Walking distance to mainline Stowmarket Rail Station – 78 minutes to London Liverpool Street**
- **On bus route to Rail Station and town centre**
- **Petrol station – just 1.3 miles / 3 minutes' drive**



## TERMS & TENURE

For sale freehold or to let, price upon application. Bespoke design can be discussed, subject to timings.

## VIEWING

Full plans and specifications are available to view in the Developer's Office; please note that this is an active development site and an appointment is required for all site visits. A Show Suite is available to visit by prior appointment. To view or for further information, please contact Penn Commercial.

### DISCLAIMER

The information contained in this brochure is intended as a general indication of the proposed development and floor layouts. RLMH Ltd operate a policy of continuous improvement and therefore reserve the right to alter or change any part of the development at any time. These properties are offered subject to availability and the illustrations are indicative only. The content of this brochure does not form part of any contract.

## CONTACT



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