



STANTON IP31 2BG
SENTINEL
PARK

A development by

EQUATION | **BRIDGES**
PROPERTIES | Fund Management

A new industrial/distribution development. Flexible unit sizes available up to 630,000 sq ft

Available Freehold or Leasehold

SENTINEL PARK, SUMMER ROAD,
BURY ST EDMUNDS, SUFFOLK, IP31 2BG

SENTINEL PARK, STANTON IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN STANTON, WEST SUFFOLK. THE SITE IS SITUATED JUST SOUTH OF THE A143 ON SUMMER ROAD. THE A143 OFFERS EXCELLENT CONNECTIVITY TO ALL MAJOR SURROUNDING ROAD NETWORKS.



OFFER

Four units, up to 630,000 FT², totalling over 1 million FT².



LOCATION

Easy access to the A143, A14, M11, A11, A1(M), M25, M1, M6 and the Port of Felixstowe



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



FUTURE PROOF

EV charging points to future proof occupiers' ongoing requirements and occupational needs.



ESTATE

Enhanced quality private estate with landscaped environment.



CONNECTIVITY

Proximity to major airports, Ports and transport networks.

The site extends to 63 acres and offers flexible unit sizes up to 630,000sq.ft. The scheme is situated on the A143, which provides excellent connectivity to the A14 (11 miles). The A14 provides direct access to key motorways such as the M11, A11, A1(M), M25, M1 and M6.

ACCOMMODATION

UNIT 1 631,475 UNIT 3 215,270
 UNIT 2 146,615 UNIT 4 31,390

TOTAL AREA (GIA) 1,024,750 SQ FT
 SUBJECT TO FINAL MEASUREMENTS

WAREHOUSE

- 50 kN/m² Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- UP TO 18M Haunch Height

EXTERNAL

- 45M Min Yard Depth
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception



UNIT 1	SQ FT	HGV PARKING	215
WAREHOUSE AREA	609,000	CAR PARKING SPACES	500
OFFICE AREA	12,175	LOADING DOCKS	52
TRANSPORT OFFICE	10,000	LEVEL ACCESS	8
GATEHOUSE	300	HAUNCH HEIGHT (M)	18
TOTAL AREA (GIA)	631,475	YARD DEPTH (M)	50
		FLOOR LOADING (KN/M2)	50

UNIT 2	SQ FT	HGV PARKING	35
WAREHOUSE AREA	139,000	CAR PARKING SPACES	128
OFFICE AREA	7,315	LOADING DOCKS	16
TRANSPORT OFFICE	300	LEVEL ACCESS	2
TOTAL AREA (GIA)	146,615	HAUNCH HEIGHT (M)	15
		YARD DEPTH (M)	50
		FLOOR LOADING (KN/M2)	50

UNIT 3	SQ FT	HGV PARKING	81
WAREHOUSE AREA	201,850	CAR PARKING SPACES	203
OFFICE AREA	10,620	LOADING DOCKS	20
TRANSPORT OFFICE	2,500	LEVEL ACCESS	4
GATEHOUSE	300	HAUNCH HEIGHT (M)	18
TOTAL AREA (GIA)	215,270	YARD DEPTH (M)	50-65
		FLOOR LOADING (KN/M2)	50

UNIT 4	SQ FT	CAR PARKING SPACES	20
WAREHOUSE AREA	25,900	LEVEL ACCESS	2
OFFICE AREA	5,490	HAUNCH HEIGHT (M)	12.5
TOTAL AREA (GIA)	31,390	YARD DEPTH (M)	45
		FLOOR LOADING (KN/M2)	50



UNIT 1
631,475 SQ.FT

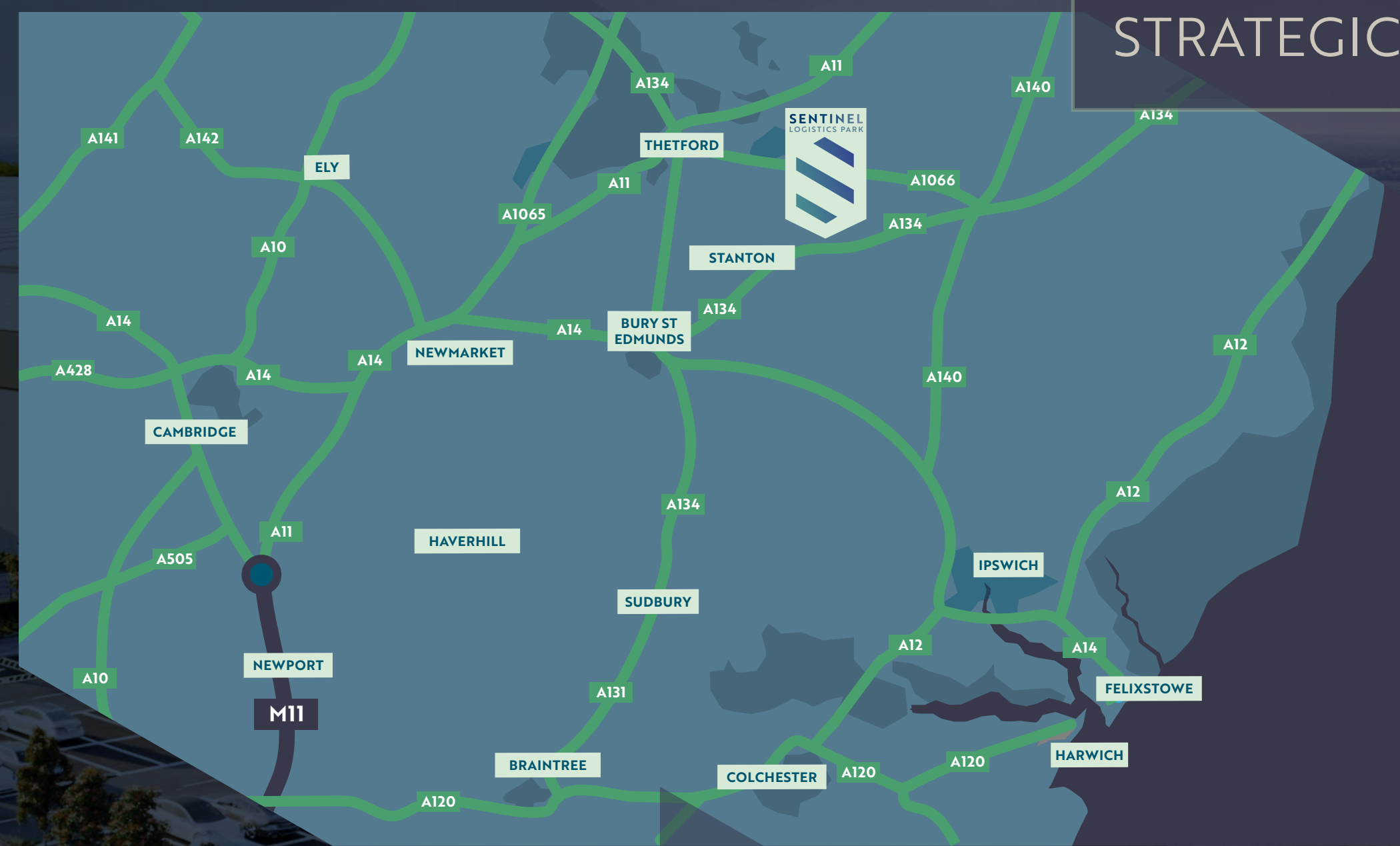


UNIT 2

UNIT 4

UNIT 3

UNIT 2 146,615 SQFT
UNIT 3 215,270 SQFT
UNIT 4 31,390 SQFT



STRATEGIC



PLACES

	DISTANCE	JOURNEY
A14	11 MILES	18 MINS
BURY ST EDMUNDS	13 MILES	22 MINS
IPSWICH	28 MILES	41 MINS
A12	30 MILES	36 MINS
NORWICH	33 MILES	50 MINS
CAMBRIDGE	40 MILES	58 MINS
COLCHESTER	44 MILES	1 HOUR
CHELMSFORD	67 MILES	1 HR 23 MINS
LONDON M25	72 MILES	1 HR 18 MINS
PETERBOROUGH	80 MILES	1 HR 30 MINS
LONDON	94 MILES	2 HRS 1 MIN
M1	102 MILES	1 HR 48 MINS
LEICESTER	109 MILES	2 HRS 17 MINS
NOTTINGHAM	129 MILES	2 HRS 35 MINS
BIRMINGHAM	136 MILES	2 HRS 24 MINS
LEEDS	190 MILES	3 HRS 29 MINS
MANCHESTER	218 MILES	3 HRS 57 MINS

AIRPORTS

	DISTANCE	JOURNEY
NORWICH	32 MILES	50 MINS
STANSTED	60 MILES	1 HR 9 MINS
LUTON	77 MILES	1 HR 38 MINS
SOUTHEND	82 MILES	1 HR 40 MINS
LONDON CITY	87 MILES	1 HR 41 MINS
GATWICK	124 MILES	2 HRS 10 MINS



RAIL FREIGHT

	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	43 MILES	52 MINS
DAVENTRY INTERNATIONAL RFT	111 MILES	2 HRS 2 MINS
HAMS HALL	131 MILES	2 HRS 19 MINS
MARITIME RFT	134 MILES	2 HRS 22 MINS



PORTS

	DISTANCE	JOURNEY
FELIXSTOWE	43 MILES	52 MINS
HARWICH	56 MILES	1 HR 10 MINS

SUSTAINABILITY

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



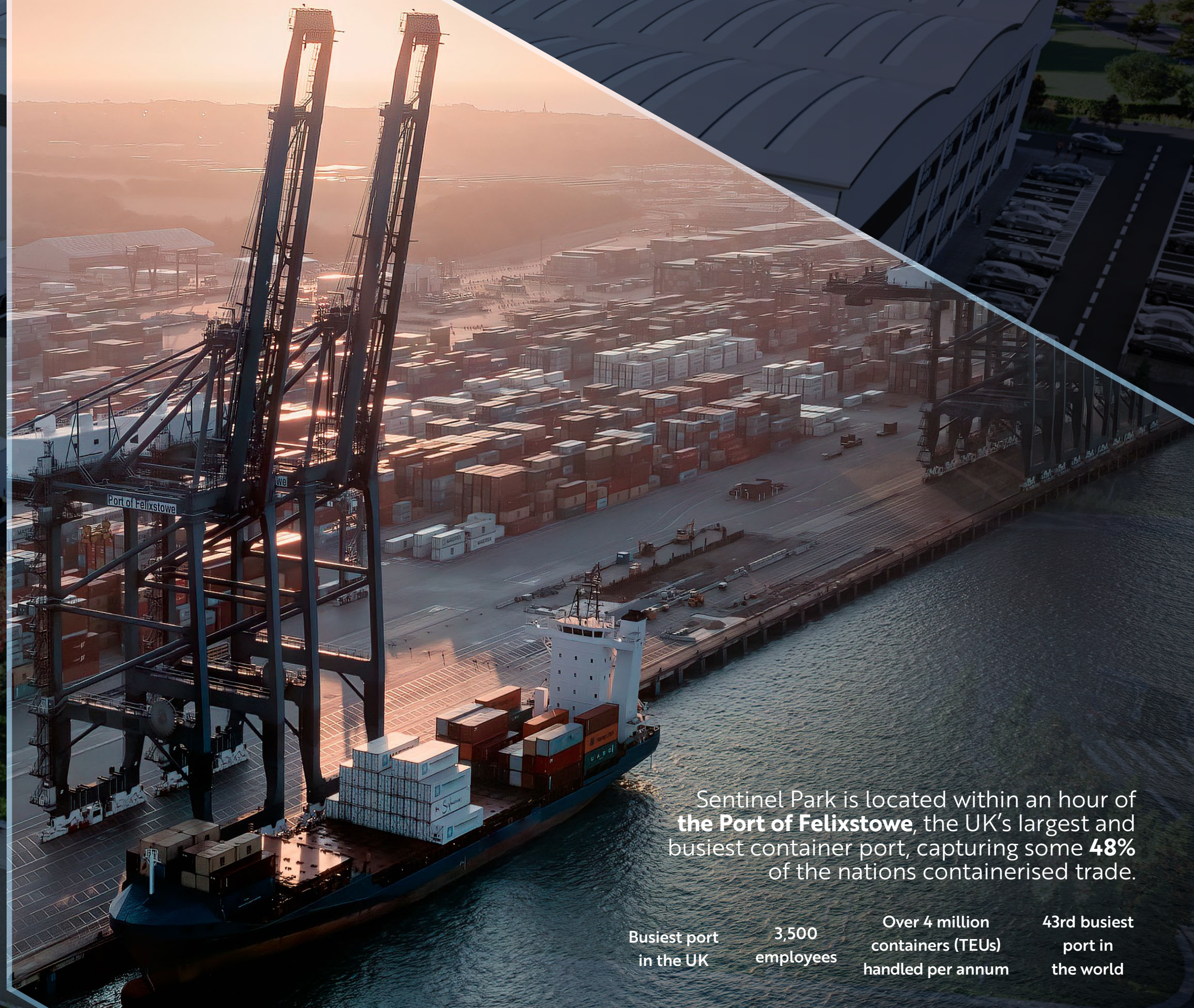
Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

PORT OF FELIXSTOWE



Sentinel Park is located within an hour of the **Port of Felixstowe**, the UK's largest and busiest container port, capturing some **48%** of the nations containerised trade.

Busiest port in the UK	3,500 employees	Over 4 million containers (TEUs) handled per annum	43rd busiest port in the world
8th busiest port in Europe	Largest deepwater port in the UK	Over 3,000 ships per annum	Connectivity to over 700 ports in the world

PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



SENTINEL PARK STANTON – IP31 2BG

CONTACT THE JOINT AGENTS FOR MORE INFORMATION

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A DEVELOPMENT BY

EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

BRIDGES
Fund Management

Bridges is a specialist private markets investor with almost 20 years of experience investing in property solutions that help to reduce carbon emissions, revitalise business spaces and regenerate communities.

LOCATION



GHOST.RECITAL.TAKEOVER

what3words

SENTINEL PARK, SUMMER ROAD, BURY ST EDMUNDS, SUFFOLK, IP31 2BG

[SENTINELPARKSTANTON.CO.UK](https://www.sentinelparkstanton.co.uk)

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