

459,343 SQ FT

BURY ST EDMUNDS | IP30 9NH

WINDMILL

14
A14



AVAILABLE FROM Q1 2025

A14 Link presents an ideal opportunity for a variety of businesses that utilise the Port of Felixstowe and aim to enhance their distribution network across the UK, given that 70% of Felixstowe's freight is directed towards the Golden Triangle.





A11/M11/A14



mHstar

SEALEY



UNIPART GROUP



EVRI



SKECHERS

Bury St Edmunds

A14

A14



Felixstowe 42 Miles

INDICATIVE



Brand New Distribution HQ Building



Unparalleled Access to the UK's Distribution Network



Located On Major Eastern Region Distribution Park



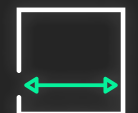
44 Dock Level Loading Doors
4 Ground Level Loading Doors



Easy Access to A14 & Ports



High Specification



55m Yards



13m Clear Height



A14 LINK

	SQ M	SQ FT
Main Warehouse	40,314	433,940
Hub Offices	720	7,750
Main Offices (Assumed)	1,640	17,653
Total	42,674	459,343

BREEAM®

BREEAM
EXCELLENT



ON SITE
CYCLE PARKING



EV
CHARGING



PHOTOVOLTAIC
PANELS



TARGET EPC A
RATING



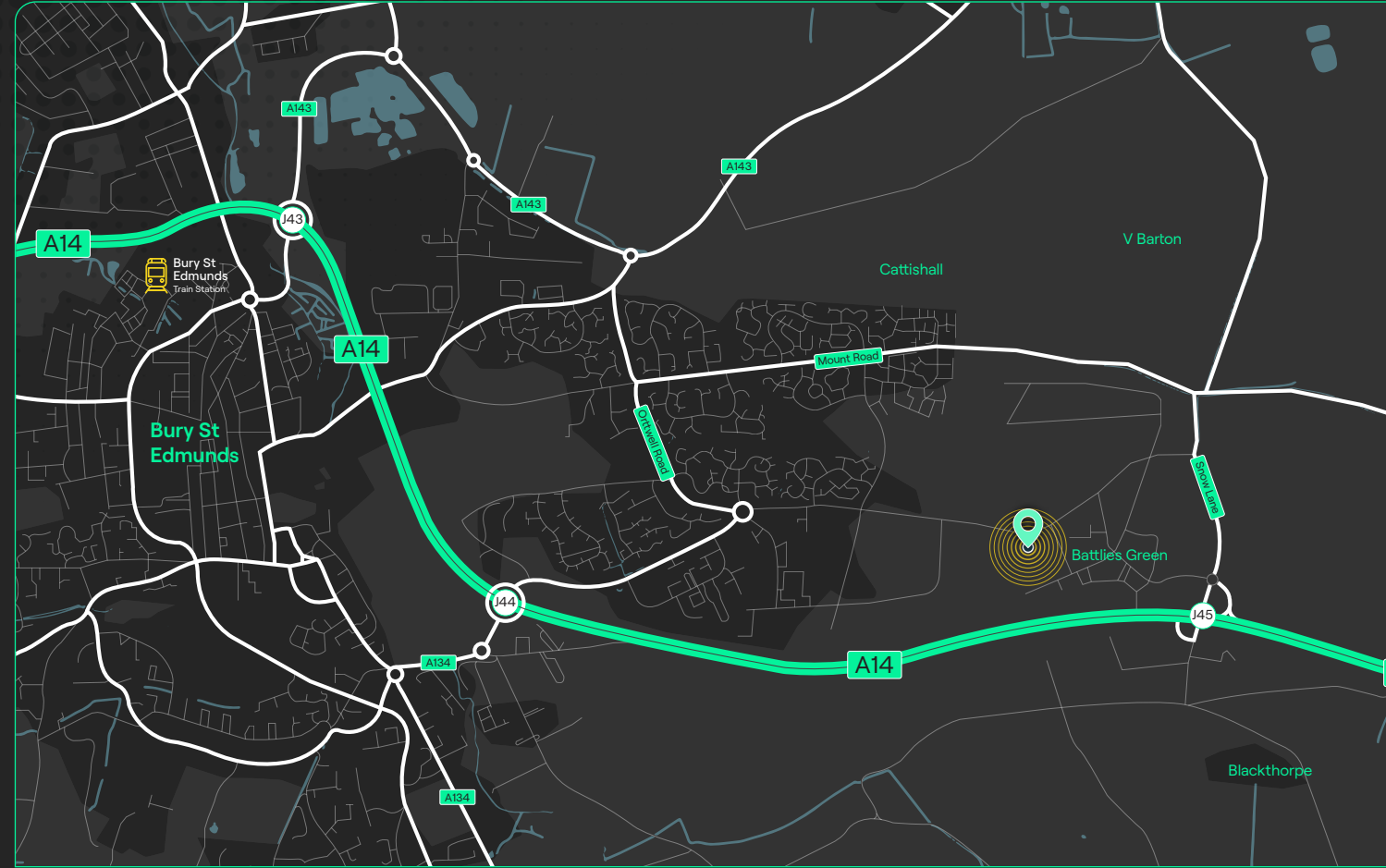
LED
LIGHTING

ESG
ESG
ESG



INDICATIVE

A14 Link is located just outside the market town of Bury St Edmunds. Bury St Edmunds lies at the heart of East Anglia, approximately 28 miles east of Cambridge, 28 miles north-west of Ipswich and 80 miles north-east of London.



Location

Bury St Edmunds is located on the A14 dual carriageway, which provides access to Felixstowe, home of the UK's largest container port, and west to key road infrastructure such as the M11, A11, A1(M), M1 and M6.

This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.

Other occupiers on the park include Evri Parcelnet Ltd, Greene King, Skechers, Bleckmann, MH Star UK Ltd, Unipart Logistics, Treatt, Sealey and The East of England Ambulance Trust.

60 Minutes Drive Time (HGV) ● 120 Minutes Drive Time (HGV) ● 240 Minutes Drive Time (HGV) ●

- Busiest container port in UK** (44% of containerised trade)
- Over **4 million containers** handled per annum
- 3,500** Employees
- Over **3,000 ships** per annum
- Largest deepwater port** in the UK
- 8th busiest port in **Europe**
- 43rd busiest port in the **world**
- Connectivity to over **700 ports** in the world



Port of Felixstowe

The Port of Felixstowe, situated just 42 miles away or a 52-minute drive, stands as the largest and busiest container port in the UK, commanding 48% of the nation's containerised trade.

Port	Distance	Time
Felixstowe Port	42 miles	52 mins

Sizewell C Power Station

Sizewell C will be a 3.2-gigawatt power station generating low-carbon electricity for around 6 million homes, which will be a close copy to Hinkley Point C.

This is a huge and amazing opportunity for both the country and the region with 70% of the projects construction spend going to UK companies which will help them to embed nuclear skills and expand their workforce.

- 2,600** Suffolk construction jobs
- 70,000** UK jobs supported
- £4b** Into the regional economy
- 6m** Homes powered
- 9m Tonnes** of CO2 avoided every year of operation
- Avoiding **87m** tonnes of CO2 emissions*
- Enough to power every home in Suffolk for **192** years
- Like taking **42m** cars off UK roads for a year



*when compared to direct emissions of combined cycle gas turbines | all figures rounded to the nearest hundred thousand. Source: EDF Energy



weerts group

Our independence and entrepreneurial spirit give us the ability to quickly identify and seize opportunities to continuously work on important organic and external growth projects. In order to remain independent and reach critical mass as quickly as possible, we reinvest the entire proceeds of our activities in the growth of our group.



Road	Distance	Time
A14 Junction 45	1.4 miles	2 mins
Ipswich	26 miles	39 mins
Cambridge	29 miles	45 mins
Norwich	47 miles	1 hr
Peterborough	68 miles	1 hr 16 mins
London	83 miles	1 hr 44 mins

Source: CACI Drivetimes

Ports/Airports	Distance	Time
Bury St Edmunds Station	4.6 miles	9 mins
Felixstowe Port	42 miles	52 mins
Stansted Airport	50 miles	52 mins
Luton Airport	65 miles	1 hr 23 mins
London Gateway	96 miles	1 hr 35 mins
London Heathrow	105 miles	1 hr 47 mins
Dover	139 miles	2 hr 56 mins

For details on the rental package available, please contact the joint retained agents.



Jonjo Lyles
07388 488 252
jonjo.lyles@m1agency.co.uk

Henry Watson
07951 267 446
henry.watson@m1agency.co.uk

Sophie Cordery
07825 380 457
sophie.cordery@m1agency.co.uk

Mike Wilson
07880 378 174
mike.wilson@savills.com

John Madocks Wright
07807 999635
jmwright@savills.com

Richard Pyatt
07717 758 492
richard@hazells.co.uk

Jonathan Lloyd
07747003524
jonathan@hazells.co.uk