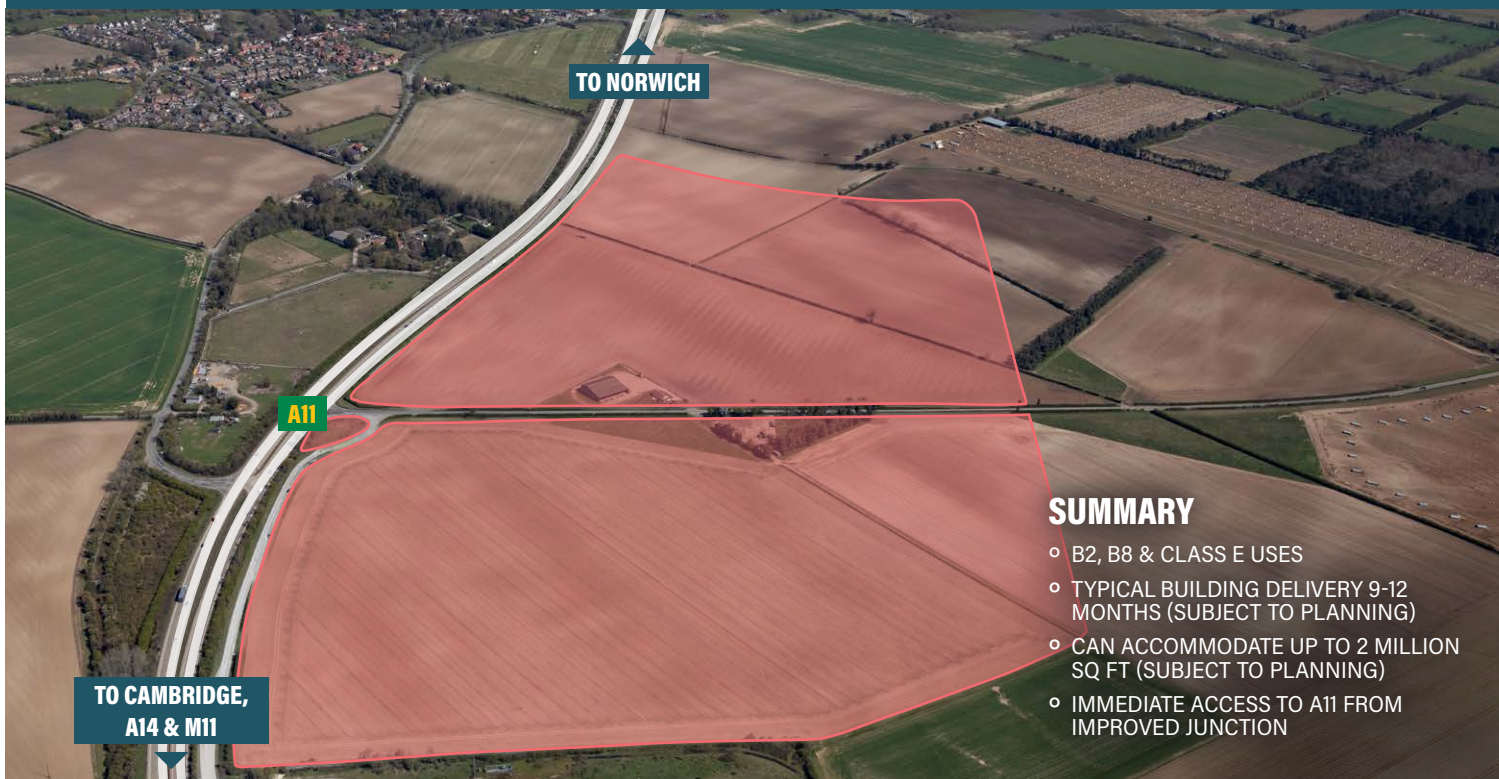


LAND SOUTH OF BARTON MILLS

SUFFOLK, IP28 6BP

JAYNIC

BESPOKE D&B ENQUIRIES WELCOMED ON A FREEHOLD AND LEASEHOLD BASIS



SUMMARY

- B2, B8 & CLASS E USES
- TYPICAL BUILDING DELIVERY 9-12 MONTHS (SUBJECT TO PLANNING)
- CAN ACCOMMODATE UP TO 2 MILLION SQ FT (SUBJECT TO PLANNING)
- IMMEDIATE ACCESS TO A11 FROM IMPROVED JUNCTION



UP TO 2M SQ FT BUSINESS PARK
BUILDINGS FROM 2,000 SQ FT (SUBJECT TO PLANNING)

130 ACRE SITE
DIRECT ACCESS TO THE A11

LOCATION

The site is prominently located adjacent to the A11 at Barton Mills, along the Cambridge - Norwich A11 Tech Corridor.

The development of this site would provide direct access to the A11 and a safe new entrance to Barton Mills and the wider area.

DISTANCE / TRAVEL TIME

CAMBRIDGE	22 MILES	33 MINS
STANSTED	42 MILES	45 MINS
NORWICH	43 MILES	1 HR
FELIXSTOWE	53 MILES	1 HR
PETERBOROUGH	60 MILES	1 HR 10 MINS
LONDON	75 MILES	1 HR 48 MINS

DESIGN & BUILD OPPORTUNITIES

A range of turnkey buildings within uses E, B2 & B8 can be offered on a design & build basis.

TERMS

Expressions of interest are sought from potential occupiers. Bespoke freehold & leasehold proposals available on request.

PLANNING

The site has recently been identified in West Suffolk Councils recent employment land review as having potential for a mixed commercial development.



Maps not to scale. For indicative purposes only.

DEVELOPER

JAYNIC

This is a land promotion and potential development by Jaynic, an established property company known for an open, transparent and professional approach.

We specialise in promoting employment and residential areas through the planning process, implementation of pump priming infrastructure and subsequent plot development on both a speculative and bespoke basis.

jaynic.co.uk

**FOR FURTHER
INFORMATION
PLEASE CONTACT
THE JOINT AGENTS:**



PATRICK STANTON
patrick.stanton@bidwells.co.uk
07918 709 399

RORY BANKS
rory.banks@bidwells.co.uk
07976 832 083



JONATHAN LLOYD
jonathan@hazells.co.uk
07747 003 524

RICHARD PYATT
richard@hazells.co.uk
07717 758 492