

# STOUR BUSINESS PARK

ADJACENT TO A143 – 2 MILES  
NORTH-EAST OF HAVERHILL /  
16 MILES SOUTH WEST OF  
BURY ST EDMUNDS/A14

FULLY SERVICED

5.4 ACRES

MAX POWER SUPPLY - 750KVA

BOUNDARY LINE INDICATIVE ONLY

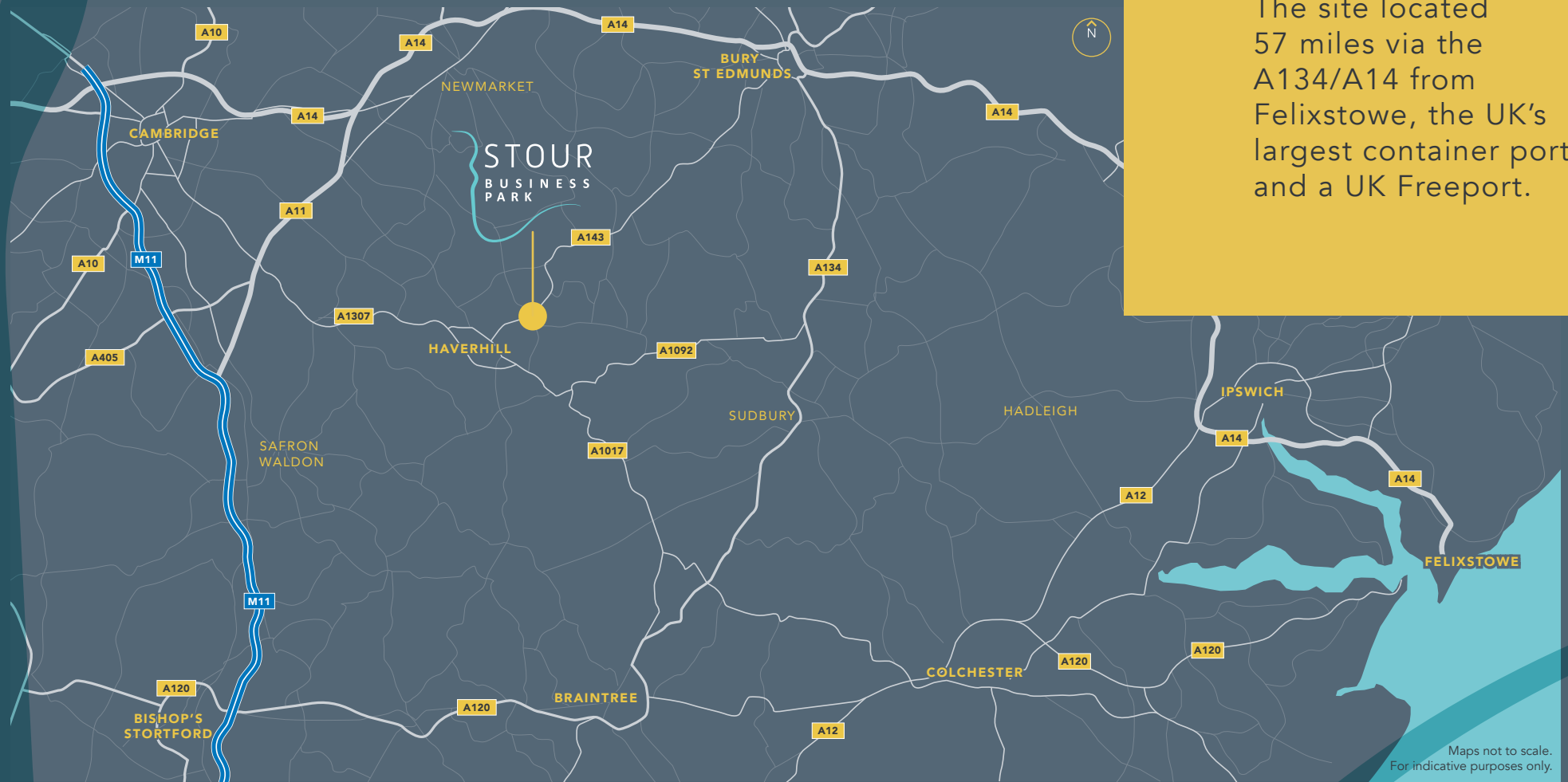


STOUR BUSINESS PARK,  
LITTLE WRATTING,  
HAVERHILL, CB9 7TD

A DEVELOPMENT BY  
**JAYNIC**

IMMEDIATELY AVAILABLE | **FOR OPEN STORAGE**





The site located 57 miles via the A134/A14 from Felixstowe, the UK's largest container port and a UK Freeport.

Maps not to scale. For indicative purposes only.

## LOCATION

The site is located around two miles north-east of Haverhill and 16 miles south-west of Bury St Edmunds/the A14 at Little Wratting.

A new northern relief road connecting the A143 to the A1307 will open in late 2024,

further enhancing the accessibility to the A11/M11/A14. It is strategically located in the heart of East Anglia enabling rapid access to London, the east coast and the Midlands.

## DRIVE TIME DISTANCES

A11	19 minutes	11.2 miles
A14	25 minutes	15.8 miles
M11	31 minutes	21.4 miles

HAVERHILL

NEW  
RELIEF  
ROAD

## TERMS

The site is available to let, either as a whole or in two parts, by way of a new lease. The asking rent will be dependent on the specification provided. Terms on application.

A143



STOUR  
BUSINESS  
PARK

## DESCRIPTION

The 5.4 acre (gross) site has open storage planning consent and is immediately available. The net usable space is 4.4 acres. The property is capable of splitting into two self-contained plots of (A) 0.8 – (B) 3.5 acres.

The site is in two level regular shape platforms, mainly laid to concrete, partially type 1 surfacing and with a tarmac car park. The whole site is securely fenced and gated and has access to mains services.

The landlord would also consider upgrading the specification of the site to include, for example, additional fully concreted areas, in order to suit an occupiers' requirements.

## VIEWING AND FURTHER INFORMATION

Strictly through joint agents Rumsey and Partners and Cheffins



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