

STOUR

BUSINESS
PARK

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

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

FULLY SERVICED

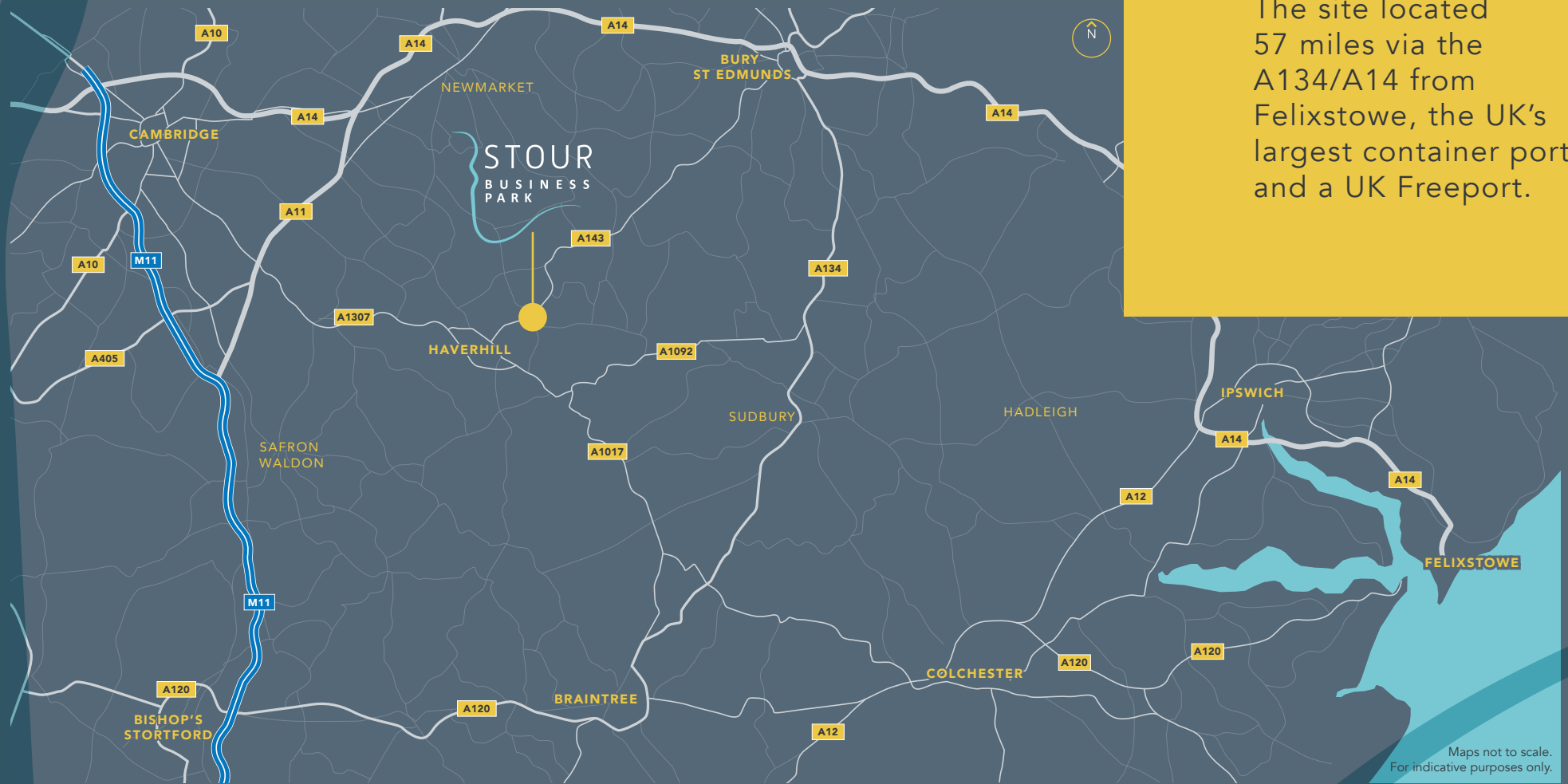
5.4 ACRES

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.

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 Spring

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

Maps not to scale. For indicative purposes only.

HAVERHILL

NEW
RELIEF
ROAD

A143



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.

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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