JAYNIC

LAND SOUTH OF BARTON MILLS

SUFFOLK, IP28 6BP









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.



DEVELOPER JAYNEC

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
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