

**AVAILABLE NOW** FOR SALE/TO LET

2 New Distribution/Warehouse Facilities with Offices

58,628 sq ft (5,447 sq m) to 141,151 sq ft (13,113 sq m)

# G-SPACE SAXHAM

A14 | [Bury St Edmunds](#) | IP28 6RX



O U R B U S I N E S S I S D E V E L O P I N G

Saxham Business Park provides a high quality and attractive environment for the two new high bay warehouse/distribution units. The region is particularly well served by arterial roads with Saxham Business Park having immediate access on to the A14 dual carriageway link road between Felixstowe and The Midlands, part of the 'Trans European route network of strategic European freight routes' also providing access to the national motorway network. Existing occupiers on the park include Norbert Dentressangle, Claas UK Ltd, TTS Tooltechnic Systems GB Ltd, Micheldever Tyres and Direct Table Foods.

G-Space Saxham is a high quality, large scale warehouse/distribution scheme built as part of our speculative industrial/distribution development programme.

## DEMOGRAPHICS

- An increasing population, predicted to rise further still
- Is in an area of marked economic growth
- A high economic activity rate of 83.4%
- Low wage rates
- A self-contained labour market
- High car ownership rates

*Detailed Demographics upon request*



## G-SPACE 140



WAREHOUSE	134,593 sq ft	12,504 sq m
OFFICE/ANCILLARY	6,558 sq ft	609 sq m
<b>TOTAL</b>	<b>141,151 sq ft</b>	<b>13,113 sq m</b>

Subject to measurement GIA basis

### WAREHOUSE

- 15m clear working height
- 12 dock and 2 level access doors
- Up to 65 kN/sq m floor loading
- FM2 finish (subject to occupiers requirements)

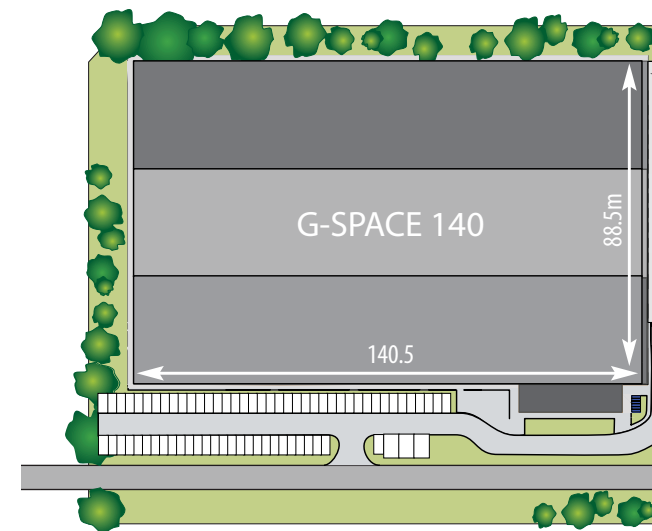
### EXTERNAL

- Minimum yard depth of 55m
- Trailer parking area
- Secure fenced yard and site
- Potential for Sprinkler Tanks, Vehicle Wash,
- Fuel Station, Gate House
- 114 Car parking spaces

### OFFICES

- Three storey offices
- Ground floor shell finish, upper floors fitted out
- Air conditioning
- Suspended ceilings
- LG7 recessed lighting
- To be fully carpeted
- Raised access floors

## SITE PLAN 12.1 ACRES / 4.9 HECTARES



## G-SPACE 60



### WAREHOUSE

- 10m clear working height
- 5 dock and 1 yard level access door
- Up to 65 kN/sq m floor loading
- FM2 finish (subject to occupiers requirements)

### EXTERNAL

- Minimum yard depth of 44m
- 46 car parking spaces
- Secure fenced yard and site

### OFFICES

- Two storey offices
- First floor fully fitted offices
- 46 car parking spaces
- Air conditioning
- Suspended ceilings
- LG7 recessed lighting
- Fully carpeted raised floors

WAREHOUSE	56,136 sq ft	5,215 sq m
OFFICE/ANCILLARY	2,492 sq ft	232 sq m
<b>TOTAL</b>	<b>58,628 sq ft</b>	<b>5,447 sq m</b>

Subject to measurement GIA basis



## G-SPACE SAXHAM BENEFITS FROM THE RETRO FLEX FLOOR SYSTEM

SAXHAM was developed by Gladman, the only major distribution developer to incorporate an in house contracting division.

As a result, the cost and timing implications of returning to site to retro fit items and carry out bespoke alterations are minimal in comparison

to traditional speculative design and build contracts utilising external contractors.

The increased flexibility resulting from this approach is passed on to customers who can vary the floor specification to suit requirements, thereby saving the significant cost and time implications of adapting or replacing floors retrospectively.

### COST

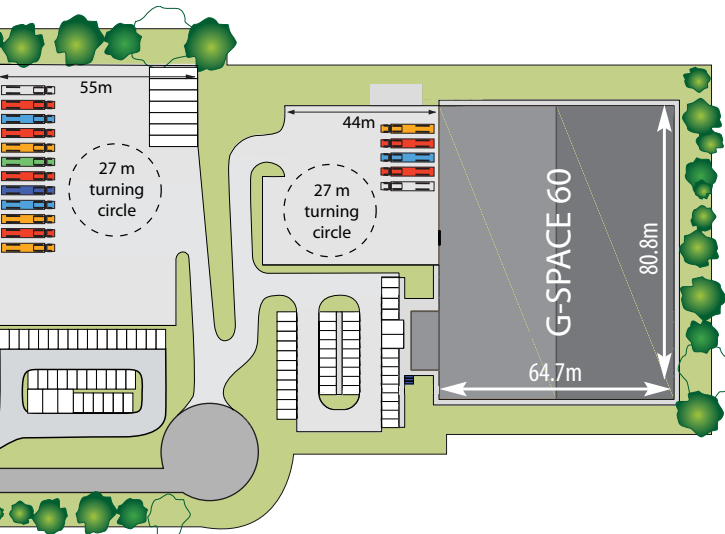
The base specification allows for a 65kN /sq m uniform loading with 90kN/m2 point loading, together with the external dock infrastructure. Only when the required specification exceeds this specification would there be an additional cost to the customer.

### TIMING

As the lead in period is minimal, the Retro Flex process will be completed comfortably in 4-6 weeks. The work can be undertaken between exchange and completion or, if required, prior to exchange of contracts. There is therefore no time delay and often significant time savings for customers as any alterations or fit-out work required can be carried out at the same time.

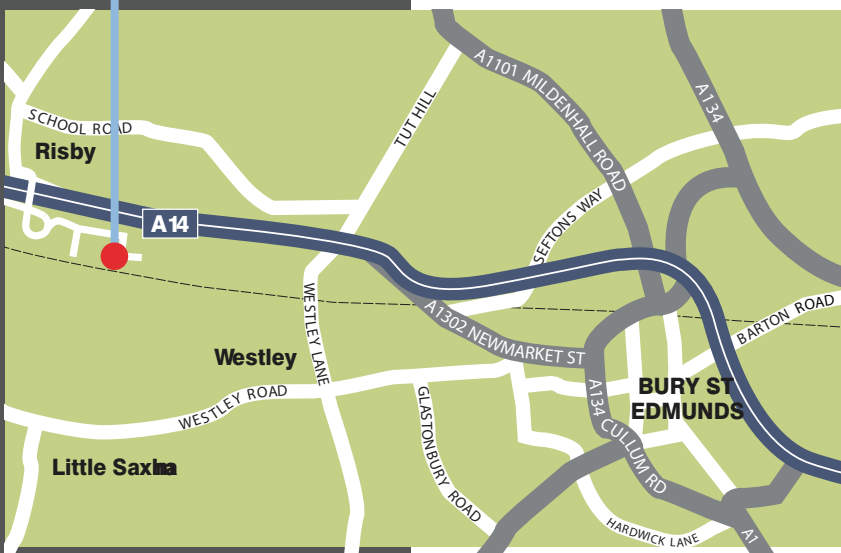
### CONCLUSION

We believe the Retro Flex process provides our customers with the best of both worlds - a ready for occupation speculative unit, finished as a design and build project, saving our customers both time and money.



## SATELLITE NAVIGATION

Saxham Business Park, Bury St Edmunds,  
Suffolk, IP28 6RX



## LOCATION

Saxham Business Park is strategically situated adjacent to the A14, 3 miles west of Bury St. Edmunds. The A14 provides a dual carriageway connection to Felixstowe, Ipswich and the A12 to the east and the A11, M11, M1 and M6 to the west.

## DRIVE TIMES

### CITIES

London (M25 Jct 27)	56 miles	56mins
Birmingham	121 miles	2hrs 7mins
Leeds	170 miles	2hrs 56mins
Manchester	203 miles	3hrs 30mins
Liverpool	213 miles	3hrs 34mins

### AIRPORTS

Stansted	44 miles	52mins
Luton	62 miles	1hr 18mins
Heathrow	103 miles	1hr 51mins
Gatwick	110 miles	1hr 52mins

### PORTS

Felixstowe	45 miles	54mins
Harwich	60 miles	1hr 16mins

\*source: www.rac.co.uk

## VAT

All prices and rents will be subject to VAT at the prevailing rate.

## AVAILABILITY & TERMS

The units are available on a freehold or leasehold basis.  
Details on price and rent are available upon application.

020 7377 2500

**Frankis  
Porter**

[www.frankisporter.com](http://www.frankisporter.com)

41 Artillery Lane, Bishopsgate, London E1 7LD

**GLADMAN**  
01260 288800  
[www.gladman.co.uk](http://www.gladman.co.uk)

**BARKER STOREY  
MATTHEWS**

01284 702655

Davies House, Bury St Edmunds IP32 7EA  
[bsm.uk.com](http://bsm.uk.com)

**STRUTT  
& PARKER**

020 7629 7282

01473 214841

[www.struttandparker.com](http://www.struttandparker.com)

DISCLAIMER: Gladman, Barker Storey Matthews and Strutt & Parker on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by v has any authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to exclude or limit any liability that cannot be excluded or limited by any applicable law. Replacement section iv for generic brochures only (iv) no partner and no person employed by Gladman agent/s has any authority to make any representation or give any warranty in relation to this property; September 2009.