

Freehold
& Leasehold Opportunities

Development of Seven Brand New
Mid Tech Units immediately adjacent
to J45 of the A14

19,052 sq ft – 58,728 sq ft

CHURCHMANOR
ESTATES

**HQ
East**

Where Business Meets Connectivity

Welcome to HQ East, a flagship development offering seven self-contained office, warehouse, and production units. Designed for ambitious occupiers, these high-specification spaces combine modern functionality with sustainable performance, creating the perfect environment for logistics, light manufacturing, or headquarters operations.

With excellent transport links, sustainable design features targeting BREEAM 'Excellent' and an EPC A rating, HQ East represents the next generation of industrial space. Large, flexible warehouses sit alongside high-quality office accommodation, providing occupiers with the scale and efficiency to grow and thrive.

A full planning application has been submitted for seven 'mid-tech' commercial buildings, comprising Use Class B8 with ancillary Office, Research & Development and/or Manufacturing, and car parking, cycle parking, cycle path, service yards, landscaping, substation(s) and associated infrastructure. The ancillary uses may form no more than 30% of the floor space of each building, but this could potentially be varied, subject to further a planning permission. Pre-application discussions with West Suffolk Council have been very positive, with a consent anticipated by the end of 2025.



HQ East



Built for Performance, Designed for Growth

Seven self-contained mid tech logistics, warehouse, production and office units designed with efficiency, sustainability, and connectivity at their core. With high-quality design, and excellent access to the A14, HQ East delivers the perfect base for modern occupiers. With Phase 1 complete and sold to multinational occupiers Festool and Avant, Phase 2 offers flexible layouts and uses (with up to 30% of the building footprint able to be used for either office and/or B2 manufacturing). Offices will be provided to Cat A fitout, but Cat B fitout can be provided by negotiation, and delivery is available 12 months from signed contract. The development is supported by adjacent newly constructed amenities, including a BP PFS with ultra rapid EV charging, Budgens, and Greggs, and Costa and McDonald's. Openreach and private FTTP systems available on site.



Dock Levellers & Level Access
Doors (3-6 dock doors and
1-2 level doors per unit)



Service Yards up to 52.8m
depth, designed for HGV
manoeuvring



External Works: high-quality
landscaping, secure perimeter
fencing, block-paved parking



Modern Offices: raised access
floors, LED lighting, hybrid
heating & cooling systems



Plot 200

	Plot 200
Total GIA (sq ft)	19,052
Warehouse (sq ft)	13,896
Office* (sq ft)	1,765
Eaves Height (m)	11.7
Yard Depth (m)	38.5
Car Parking	25
EV Charging	4
Power kVA	200

Plot 210

	Plot 210
Total GIA (sq ft)	19,052
Warehouse (sq ft)	13,896
Office* (sq ft)	1,765
Eaves Height (m)	11.7
Yard Depth (m)	37.0
Car Parking	25
EV Charging	4
Power kVA	200

Plot 220

	Plot 220
Total GIA (sq ft)	19,052
Warehouse (sq ft)	13,896
Office* (sq ft)	1,765
Eaves Height (m)	11.7
Yard Depth (m)	37.0
Car Parking	25
EV Charging	4
Power kVA	200

Plot 300

	Plot 300
Total GIA (sq ft)	58,728
Warehouse (sq ft)	43,034
Office* (sq ft)	4,972
Eaves Height (m)	13.79
Yard Depth (m)	52.8
Car Parking	76
EV Charging	11
Power kVA	560

Plot 500

	Plot 500
Total GIA (sq ft)	24,800
Warehouse (sq ft)	17,738
Office* (sq ft)	2,239
Eaves Height (m)	11.58
Yard Depth (m)	39.0
Car Parking	33
EV Charging	6
Power kVA	250

Plot 550

	Plot 550
Total GIA (sq ft)	27,125
Warehouse (sq ft)	19,730
Office* (sq ft)	2,475
Eaves Height (m)	11.64
Yard Depth (m)	37.0
Car Parking	36
EV Charging	7
Power kVA	275

Plot 600

	Plot 600
Total GIA (sq ft)	34,972
Warehouse (sq ft)	25,327
Office* (sq ft)	3,165
Eaves Height (m)	13.64
Yard Depth (m)	43.5
Car Parking	47
EV Charging	8
Power kVA	350

*assumed 10% office footprint

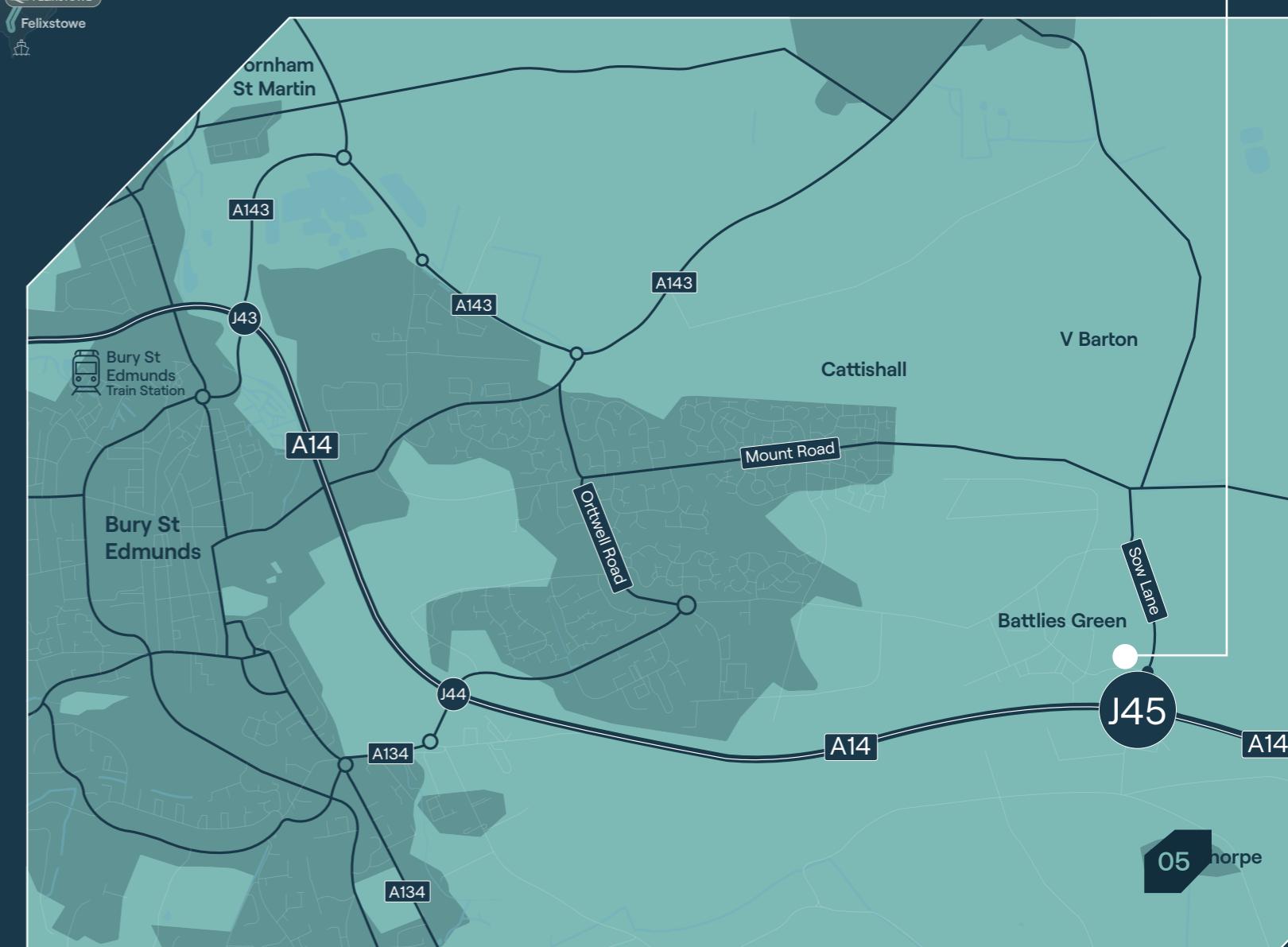
HQ East





Seamless Access to Felixstowe & the Midlands

Situated directly off the A14 at Bury St Edmunds, HQ East provides unrivalled access to the UK's logistics network. The A14 connects seamlessly with the M11, A1(M), M1, M6, and A12, while Felixstowe Port is just 41 miles away. Bury St Edmunds is a historic town in West Suffolk with strong cultural, retail, business, and educational appeal, offering an attractive living environment. It provides about 40% of local jobs, mostly in health, retail, administration and professional services. The economy is driven by small businesses, unemployment is low, and earnings are above the UK average. The proportions of workers in NS-SEC categories L1-7 (49.7%), and in management, professions, technical, administrative, and skilled trade roles (67.6%), are above the English average, and those in sales, customer service, and elementary occupations (22.8%) below the average.



Sustainable by Design

HQ East has been created with the future in mind, targeting BREEAM Excellent and an EPC A rating. From roof-mounted solar PV panels and EV charging infrastructure to airtight, energy-efficient construction and LED lighting throughout, every element is designed to reduce carbon footprint, lower running costs, and support occupiers' ESG commitments. Each unit will have its own cyclist shower, changing and drying room facilities.

EV Charging Points available across all units



Surface Water Drainage: sustainable system of swales, rain gardens & attenuation ponds



EPC A-25 or better energy performance rating



BREEAM Excellent targeted across all units

BREEAM



Photovoltaics: renewable power generation built-in



Cycle Storage: secure, covered two-tier racks provided for all units



HQ East



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ESTATES

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