

**Northern Way
Industrial Estate**

**Bury St Edmunds
IP32 6NL**

nq

new quarter

a new beginning

New Quarter is a brand new best-in-class industrial / logistics park, with planning for eight modern warehouse units from 7,000 sq ft – 149,000 sq ft, designed to the highest specification for a sustainable future. Build to Suit available based on occupiers requirements.



Up to 10m eaves height



Up to 70kN floor loading



Electric loading doors



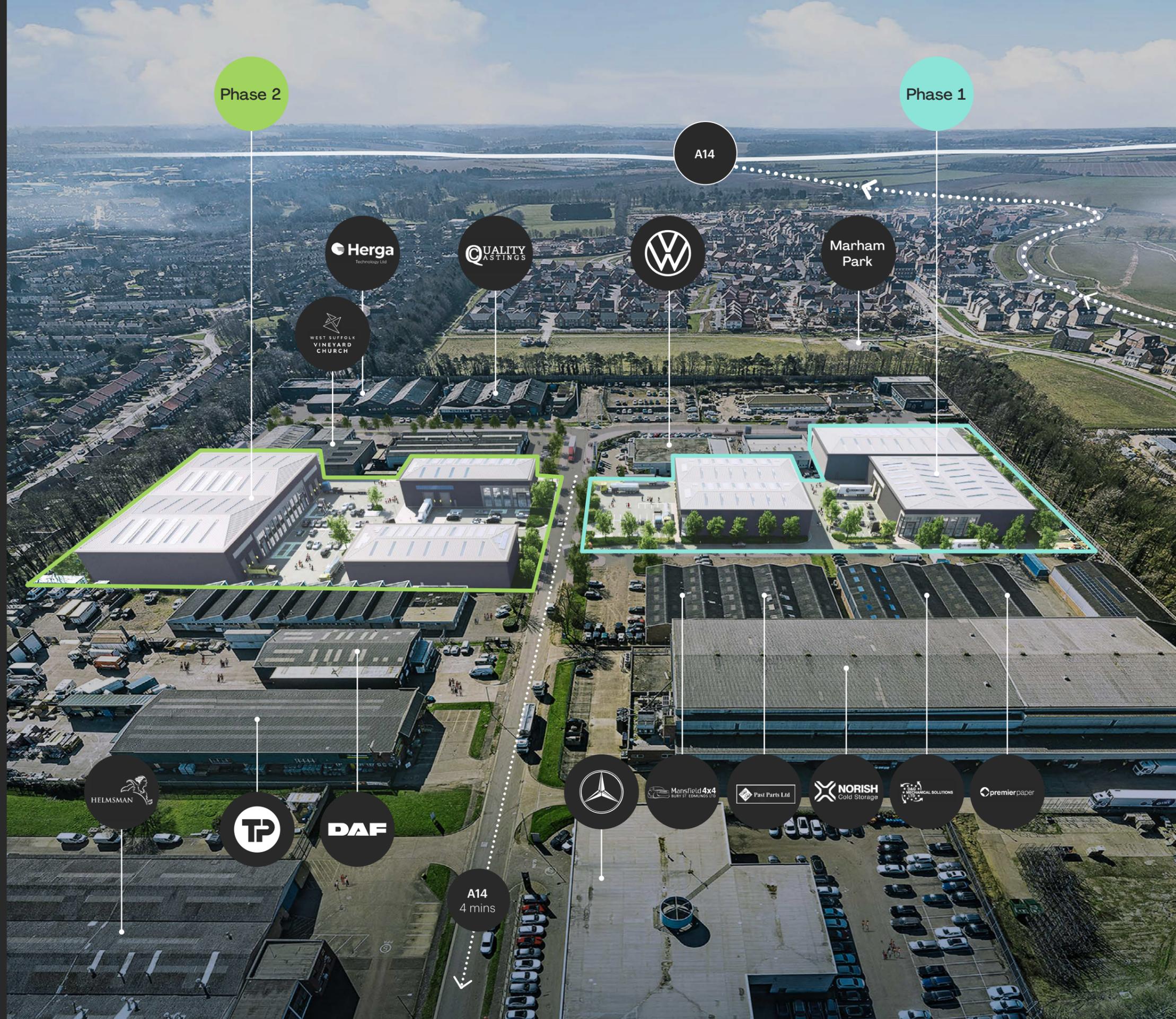
Generous yards



High quality Cat A offices

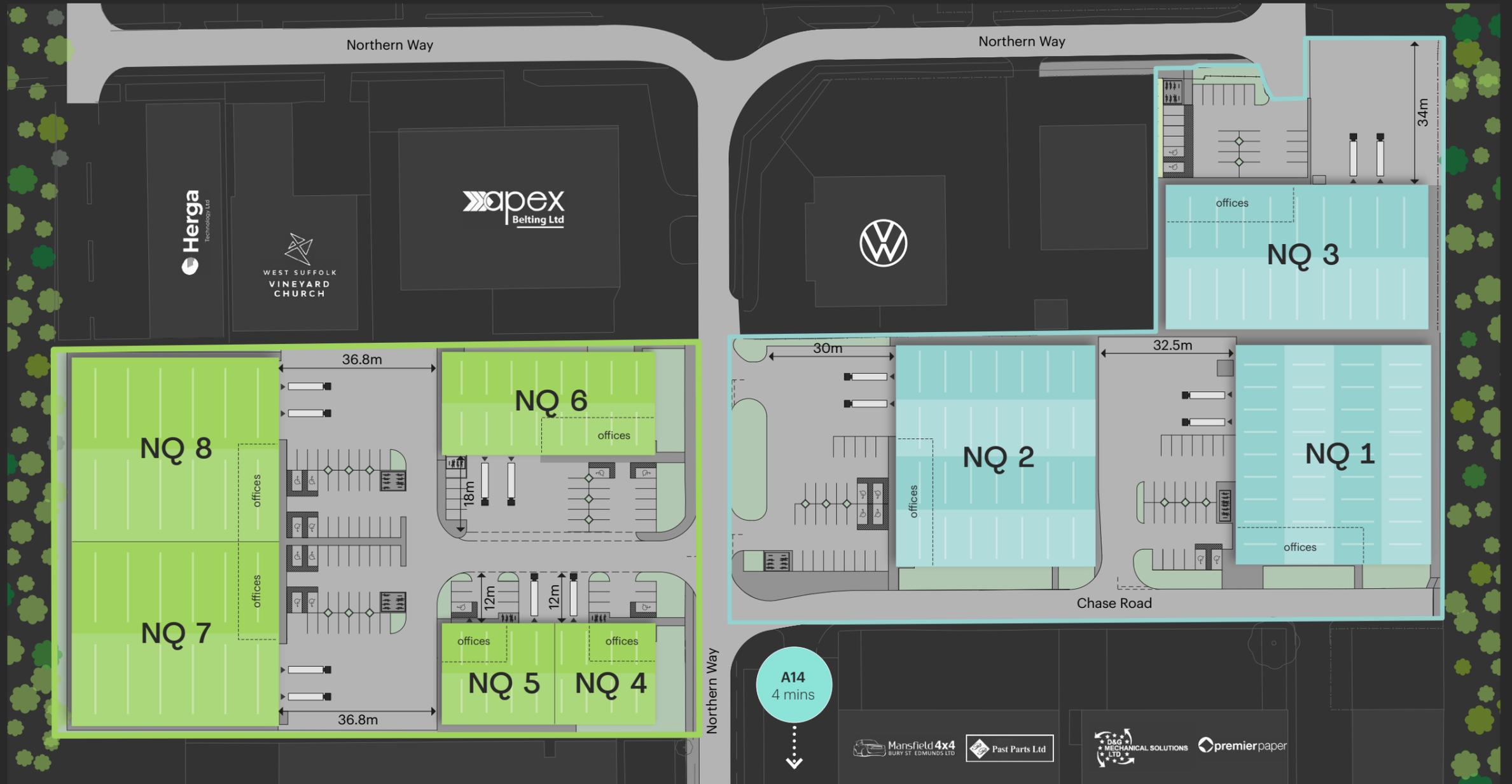


Cycle parking



site plan

Other layouts and Build to Suit options available.



Key

- Phase 1
- Phase 2

Site plan not to scale.
For indicative purposes only.



Phase 1 Q2 2025

NQ 1	sq ft	sq m
Ground Floor	23,620	2,194
First Floor	2,065	192
TOTAL GIA	25,685	2,386

NQ 2	sq ft	sq m
Ground Floor	24,323	2,260
First Floor	2,065	192
TOTAL GIA	26,388	2,452

NQ 3	sq ft	sq m
Ground Floor	21,190	1,968
First Floor	2,065	192
TOTAL GIA	23,255	2,160

Phase 2 Q2 2025

NQ 4	sq ft	sq m
Ground Floor	5,765	536
First Floor	1,115	104
TOTAL GIA	6,880	640

NQ 5	sq ft	sq m
Ground Floor	6,100	567
First Floor	1,115	104
TOTAL GIA	7,215	671

NQ 6	sq ft	sq m
Ground Floor	11,785	1,095
First Floor	1,760	164
TOTAL GIA	13,545	1,259

NQ 7	sq ft	sq m
Ground Floor	21,235	1,973
First Floor	1,740	162
TOTAL GIA	22,975	2,135

NQ 8	sq ft	sq m
Ground Floor	21,050	1,956
First Floor	1,715	159
TOTAL GIA	22,765	2,115

New Quarter – a new best-in-class logistics park. Build to suit available based on occupier requirements.



Phase 1

Build to Suit available by way of pre-let.

Completion – Q2 2025.



Floor to ceiling windows



Impressive arrival experience

Key

- Warehouse
- Office
- Reception
- Core
- Electric loading doors



Site plan not to scale.
For indicative purposes only.

NQ 1

Floor	sq ft	sq m
First floor office	2,065	192
Warehouse	23,620	2,194
TOTAL GIA	25,685	2,386



10m eaves height



Cat A first floor offices



70kN floor loading



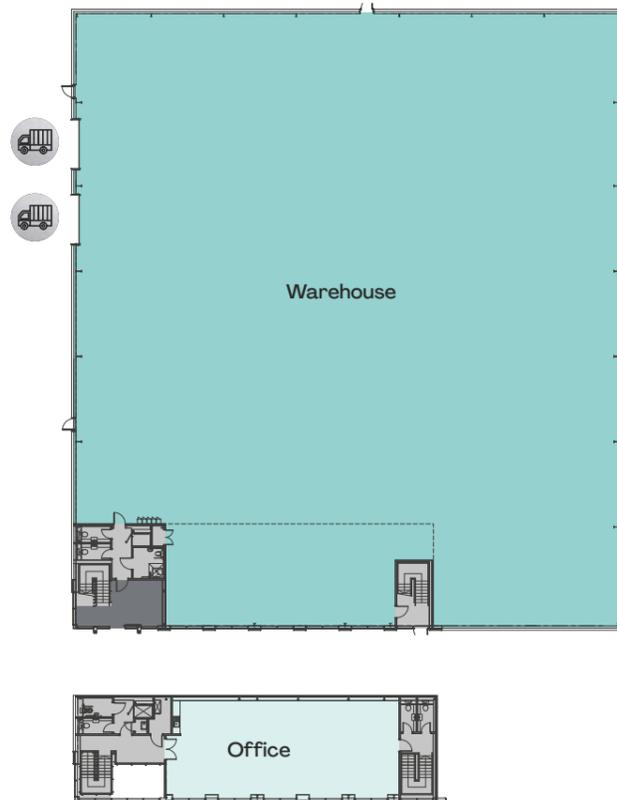
26 car parking spaces (+2 disabled)



2 electric loading doors



32.5m yard



NQ 2

Floor	sq ft	sq m
First floor office	2,065	192
Warehouse	24,323	2,260
TOTAL GIA	26,388	2,452



10m eaves height



Cat A first floor offices



70kN floor loading



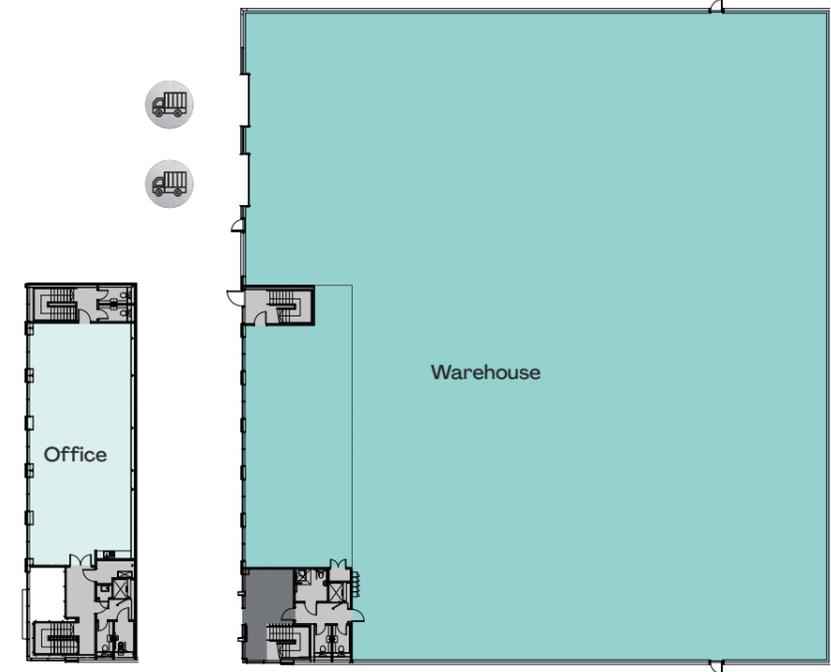
25 car parking spaces (+4 disabled)



2 electric loading doors



30m yard



NQ 3

Floor	sq ft	sq m
First floor office	2,065	192
Warehouse	21,190	1,968
TOTAL GIA	23,255	2,160



10m eaves height



Cat A first floor offices



70kN floor loading



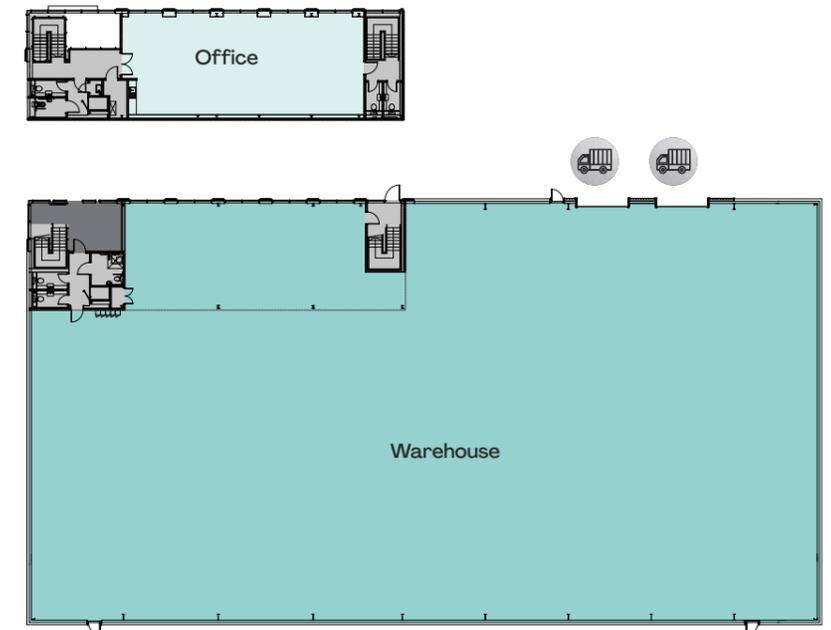
22 car parking spaces (+2 disabled)



2 electric loading doors



34m secure yard



committed to delivering buildings that are sustainably constructed, and use energy saving design features



Phase 2

Units from 6,880 – 22,975 sq ft,
featuring generous yards and
car parking provision.

Completion – Q2 2025.

Key

- Warehouse
 - Office
 - Reception
 - Core
 - Potential lift (by tenant)
 - Electric loading doors
- Site plan not to scale.
For indicative purposes only.

NQ 4 & 5

NQ 4 – Floor	sq ft	sq m
First floor office	1,115	104
Warehouse	5,765	536
TOTAL GIA	6,880	640

NQ 5 – Floor	sq ft	sq m
First floor office	1,115	104
Warehouse	6,100	567
TOTAL GIA	7,215	671



8m eaves height



Cat A first floor offices



60kN floor loading



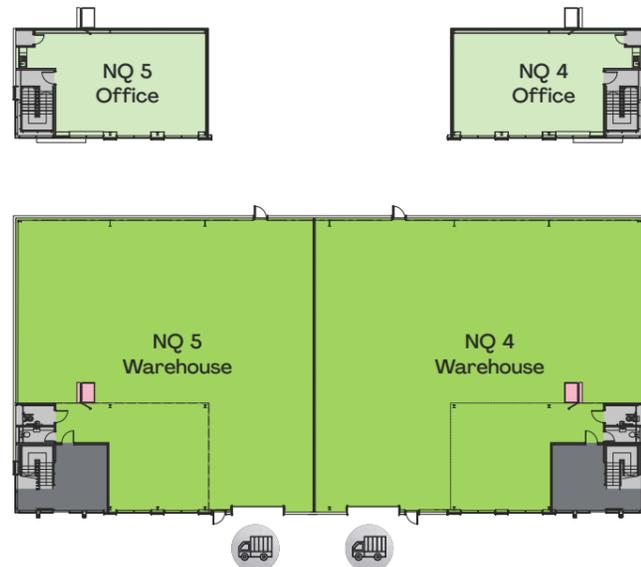
5 car parking spaces (+1 disabled)



1 electric loading doors



12m yard



NQ 6

Floor	sq ft	sq m
First floor office	1,760	164
Warehouse	11,785	1,095
TOTAL GIA	13,545	1,259



8m eaves height



Cat A first floor offices



60kN floor loading



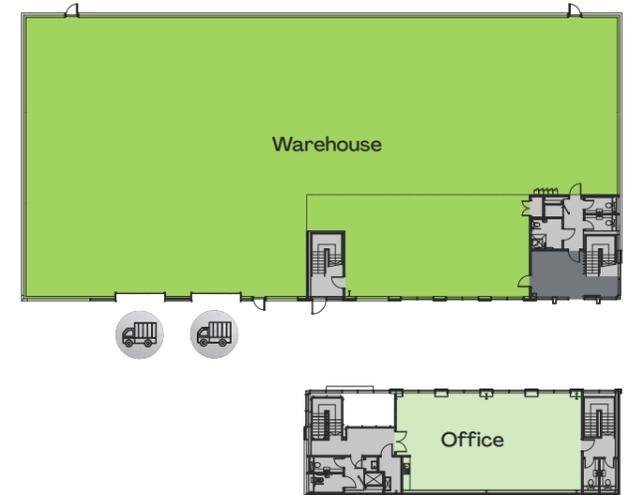
20 car parking spaces (+2 disabled)



2 electric loading doors



18m yard



NQ 7 & 8

NQ 7 – Floor	sq ft	sq m
First floor office	1,740	162
Warehouse	21,235	1,973
TOTAL GIA	22,975	2,135

NQ 8 – Floor	sq ft	sq m
First floor office	1,715	159
Warehouse	21,050	1,956
TOTAL GIA	22,765	2,115



10m eaves height



Cat A first floor offices



70kN floor loading



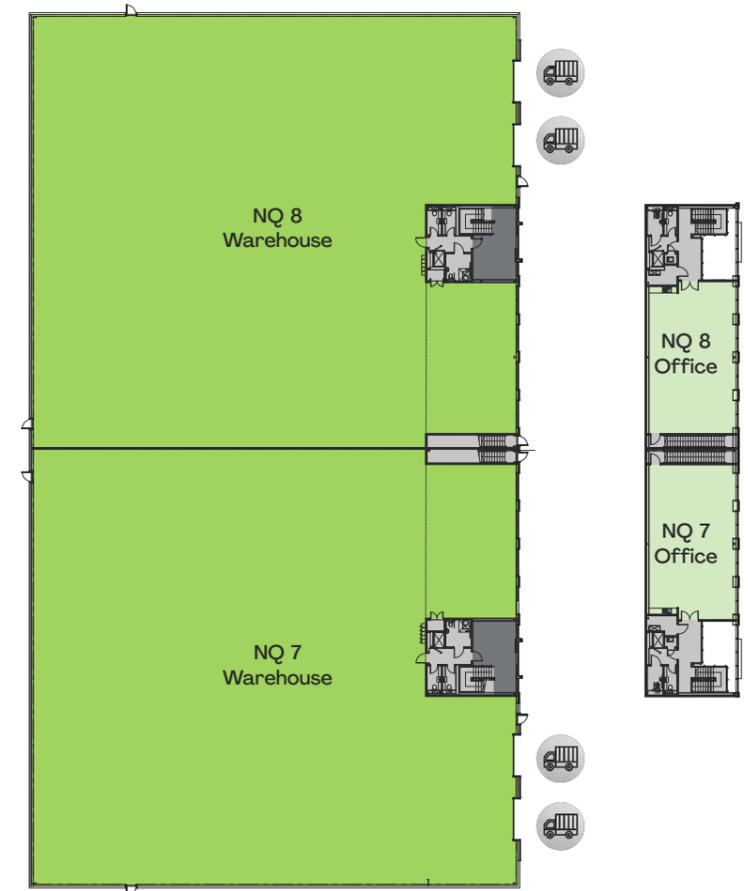
24 car parking spaces (+4 disabled)



2 electric loading doors



36.8m yard



floor to ceiling glass
floods the reception
and office spaces
with natural light

CGI Phase 2 – NQ 6



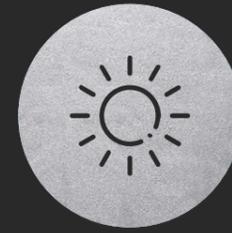
built for a sustainable future

Sustainably constructed using innovative energy-saving features, New Quarter is committed to delivering buildings that will benefit the planet and it's future occupiers.

The buildings will be targeting BREEAM 'Excellent' with features including high-performance insulation, EV parking, LED lighting, photovoltaic panels and roof light.

36%

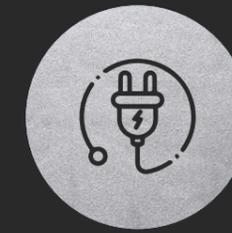
Site wide CO₂ emissions reduction (Part L regulated emissions)



Optimised natural light via roof lights



Carpets with 80% recycled yarns



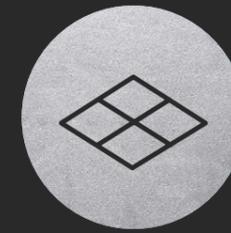
20% EV parking



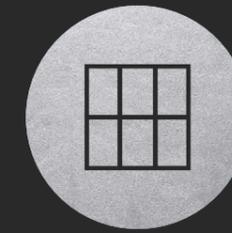
High performance insulation



LED office lighting



MF plasterboard ceiling tiles



DSG (Desolphogypsum) partitions



Organic water based paint



Air source heat pumps & heat recovery units



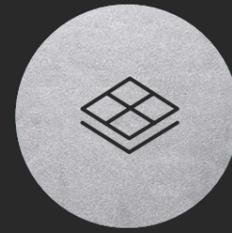
Low flush volume WCs & low water use taps



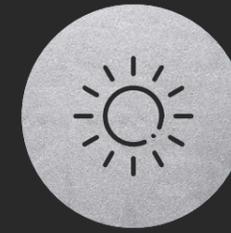
Responsibly sourced timber



Solar thermal pre-heated hot water



Photovoltaic panels



15% roof lights



Batteries for buildings

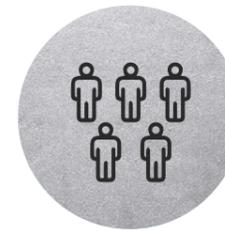
why new quarter?

With its strong infrastructure and growing local economy, Bury St Edmunds is an established and thriving commercial centre. It's the largest town in West Suffolk and part of the prosperous Cambridge sub-region.

The historic town centre is less than a five-minute drive from New Quarter. It offers visitors everything from award-winning restaurants, independent and high-street stores to green open spaces and its famous St Edmundsbury cathedral.

It's also home to West Suffolk College, one of the largest providers of apprentices in the region, while 31% of working-age residents are qualified to NVQ4.

In good company



443,500
working age population within a 90 minute drive time



6.7%
the region's gross weekly pay is 6.7% less than the UK average



50,000
employed in manufacturing, transportation and storage, 2.5% higher than UK average



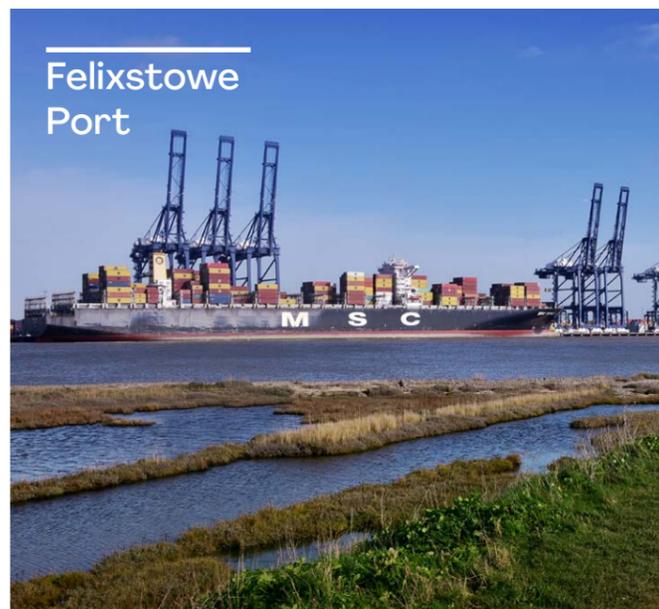
46%
house prices are 46% less than London



5,740
new homes are planned in Bury St Edmunds between 2012-2031



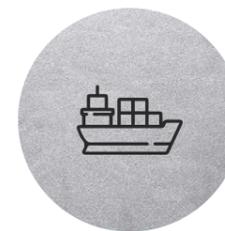
13,776
predicted population growth by 2031



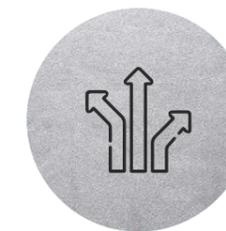
Felixstowe Port



Bury St Edmunds



4m
The Port of Felixstowe handles over 4m TEUS (twenty-foot equivalent units) and 2,000 ships per year



17
shipping lines operate from Felixstowe, offering 33 services to 700 worldwide ports



8th
busiest port in Europe in 2019

a new logistics location

Strategically located on the A14 corridor, New Quarter is in one of the fastest-growing logistics locations in the UK.

The A14 directly connects the Midlands and the Port of Felixstowe; Britain's busiest container port and one of the largest in Europe, handling over 4 million TEUs a year.

It also links to the national motorway network and the A12 for swift delivery to London and the South East markets.



A14

1.2 miles
3 minutes



A12

35 miles
35 minutes



Ipswich

28 miles
40 minutes



London

82 miles
90 minutes



Felixstowe Port

44 miles
50 minutes



London Gateway

83 miles
90 minutes



Grimsby Port

118 miles
160 minutes



Dover Port

139 miles
140 minutes



Stansted Airport

48 miles
50 minutes



Luton Airport

64 miles
75 minutes



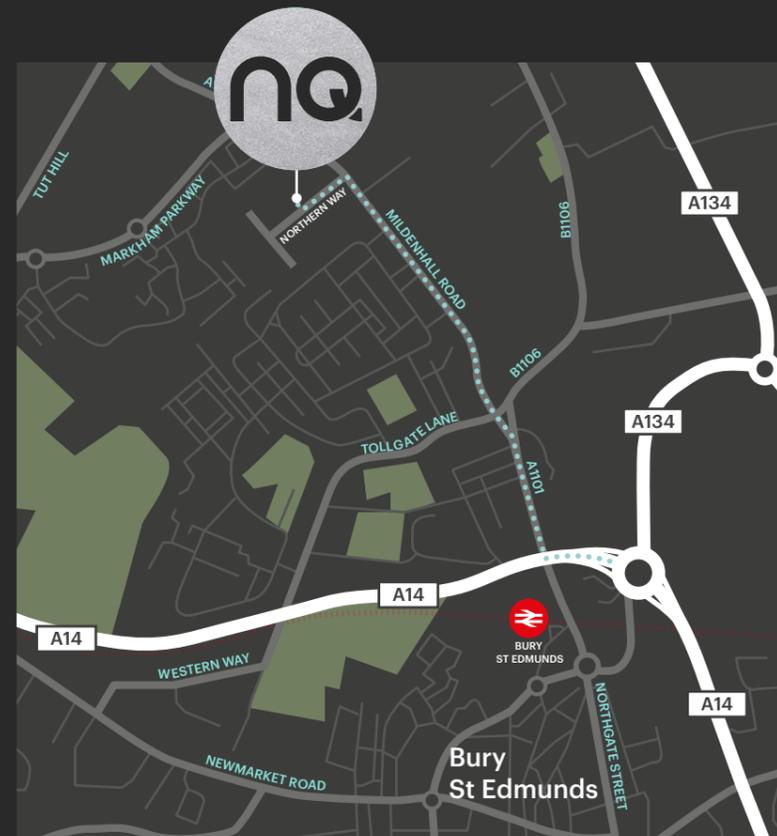
London City Airport

76 miles
80 minutes



Heathrow Airport

95 miles
100 minutes



35 million

people accessible within a 4.5 hour drive time

70%

of containers coming through Felixstowe are delivered to the 'Golden Triangle'

further information

Merrifields

Rowan Mason

rowan@merrifields.co.uk
+44 (0)7415 950 532

Mark Kohler

mark@merrifields.co.uk
+44 (0)7712 461 399



Patrick Stanton

patrick.stanton@bidwells.co.uk
+44 (0)7918 709 399

Rory Banks

rory.banks@bidwells.co.uk
+44 (0)7976 832 083

Walter Scott

walter.scott@bidwells.co.uk
+44 (0)7918 081 533

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Savills Investment Management

Development Managers:



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