



# TO LET



## HQ East, Anglo Saxon Way, Bury St Edmunds, IP30 9XH

7 BRAND NEW MID-TECH UNITS AVAILABLE LEASEHOLD OR FREEHOLD

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| <b>Tenure</b>         | To Let                                               |
| <b>Available Size</b> | 19,052 to 202,781 sq ft / 1,769.99 to 18,838.97 sq m |
| <b>Service Charge</b> | N/A                                                  |
| <b>Business Rates</b> | N/A                                                  |
| <b>EPC Rating</b>     | Upon enquiry                                         |

- Up to 52.8m yard
- Up to 13.8m Eaves
- 200 kVA - 560 kVA
- Target BREEAM Excellent
- Target EPC A
- EV Charging
- Cycle Storage
- PV

## Description

HQ East is 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.

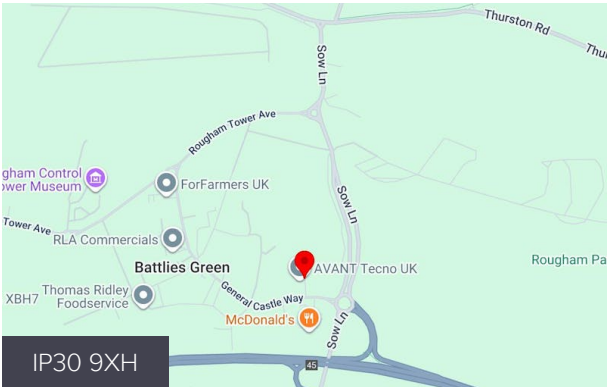
## Location

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.

## Accommodation

The accommodation comprises the following areas:

| Name       | sq ft   | sq m      | Availability |
|------------|---------|-----------|--------------|
| Unit - 200 | 19,052  | 1,769.99  | Available    |
| Unit - 210 | 19,052  | 1,769.99  | Available    |
| Unit - 220 | 19,052  | 1,769.99  | Available    |
| Unit - 300 | 58,728  | 5,456.01  | Available    |
| Unit - 500 | 24,800  | 2,304     | Available    |
| Unit - 550 | 27,125  | 2,519.99  | Available    |
| Unit - 600 | 34,972  | 3,249.01  | Available    |
| Total      | 202,781 | 18,838.98 |              |



## Viewing & Further Information

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