TO LET



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

7 BRAND NEW MID-TECH UNITS AVAILABLE LEASEHOLD OR FREEHOLD

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

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

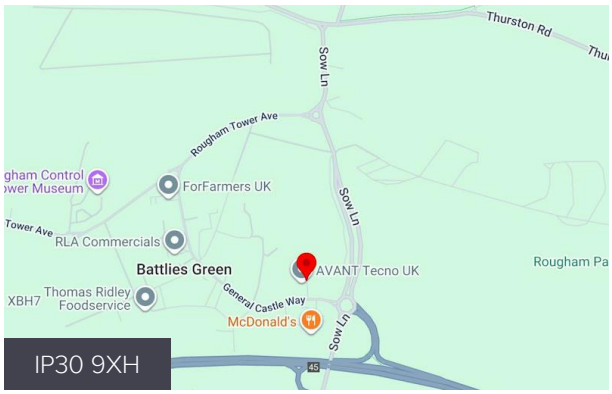
Accommodation

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**	







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