

MODE:

BRAND NEW BEST-IN-CLASS LOGISTICS PARK
7 MODERN WAREHOUSE / INDUSTRIAL UNITS

10,000 SQ FT - 77,000 SQ FT

NORTHERN WAY, BURY SAINT EDMUNDS IP32 6NT

WWW.MODEBURYSTEDMUNDS.COM



BURY SAINT EDMUNDS



AVAILABLE SUMMER 2027

MODE: REDEFINE; A NEW STANDARD OF LOGISTICS IN THE EAST OF ENGLAND.

WELCOME TO MODE:

Mode: Bury St. Edmunds is a brand new best-in-class logistics park to be developed, comprising 7 modern warehouse / industrial units from 10,000 sq ft - 77,000 sq ft strategically located on the A14 corridor, in one of the fastest-growing logistics locations in the UK.



MODE: LOCATION; PART OF THE ESTABLISHED A14 INDUSTRIAL HUB.

BURY ST EDMUNDS

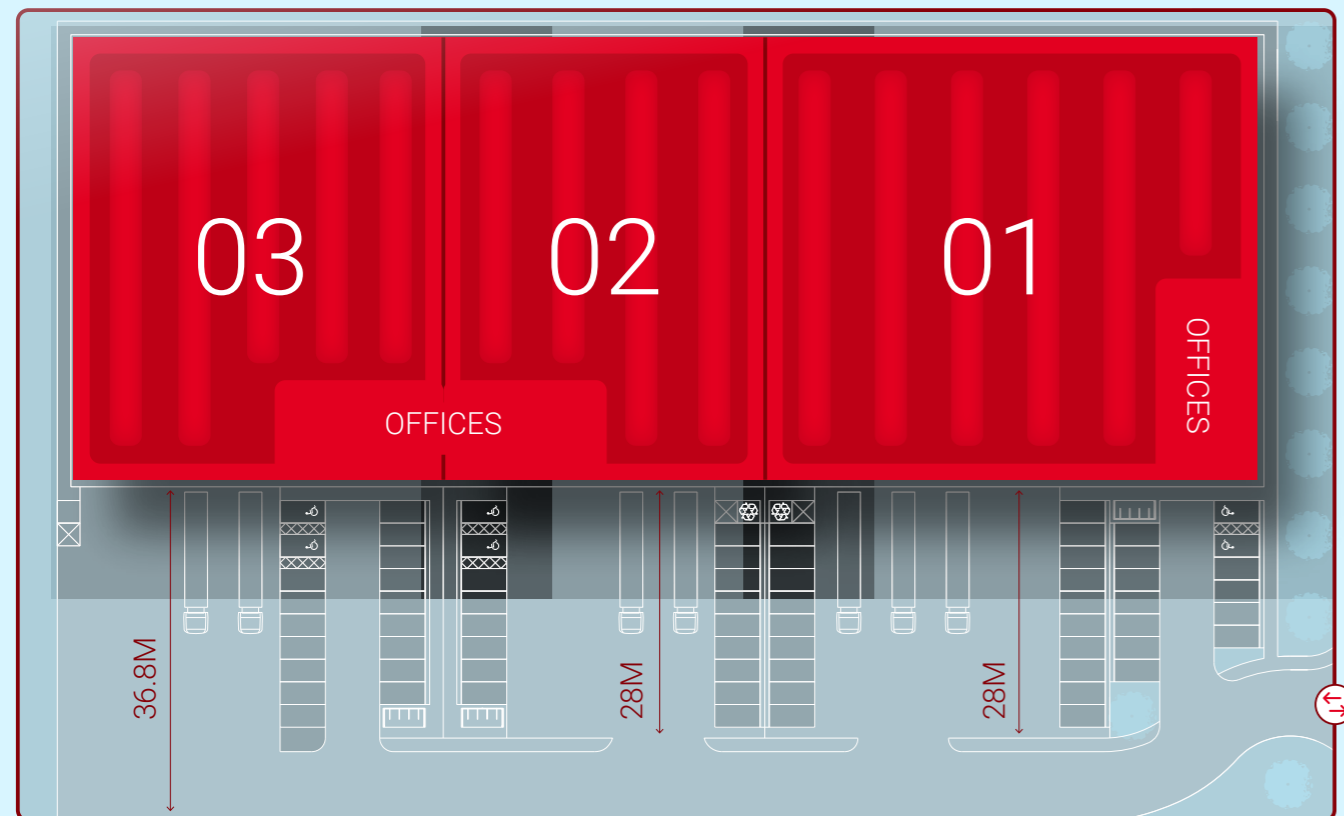


MODE: PERFORMANCE; BUILT FOR OPERATIONAL EFFICIENCY SAVINGS

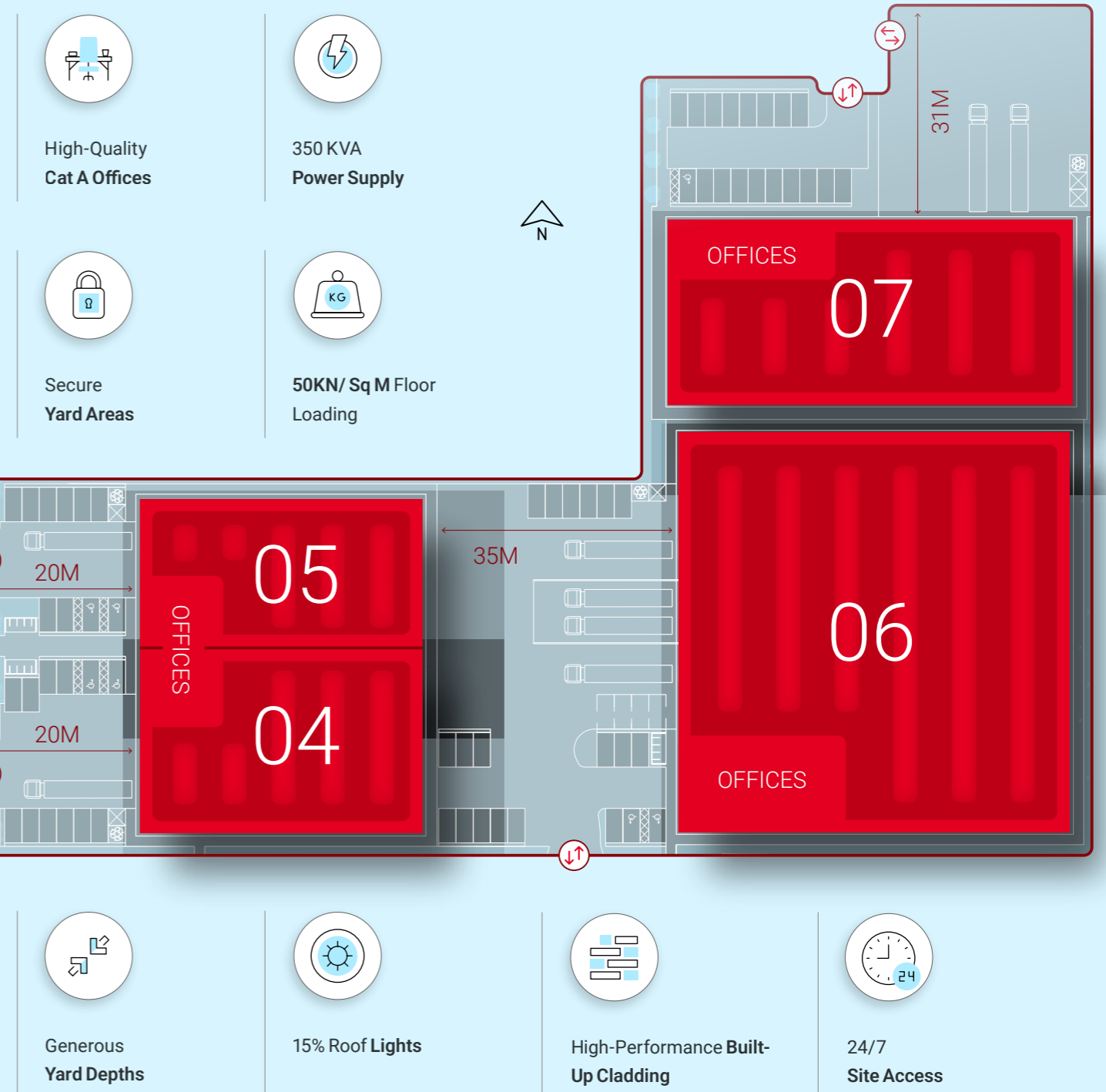
BUILT TO SUCCEED

Mode establishes a new benchmark for industrial space in Bury St Edmunds, combining modern, eye-catching design with a best-in-class, institutional-grade specification.

Every detail has been carefully considered to maximise operational efficiency and flexibility. The buildings will benefit from the following specification:



UNIT NUMBER	SIZE (SQ FT)	SIZE (SQ M)	PARKING SPACES	LOADING DOORS	HAUNCH HEIGHT
UNIT 01	32,087	2,980.98	32	03	10
UNIT 02	21,054	1,955.98	17	02	10
UNIT 03	23,831	2,213.97	18	02	10
UNIT 04	13,745	1,276.95	12	01	08
UNIT 05	10,925	1,014.97	10	01	08
UNIT 06	39,213	3,643.01	24	04*	10
UNIT 07	19,397	1,802.04	18	02	10
TOTAL	160,252	14,888			(*2 dock doors + 2 level doors)



High-Quality
Cat A Offices



350 KVA
Power Supply



Secure
Yard Areas



50KN/ Sq M Floor
Loading



Generous
Yard Depths



15% Roof Lights



High-Performance Built-
Up Cladding

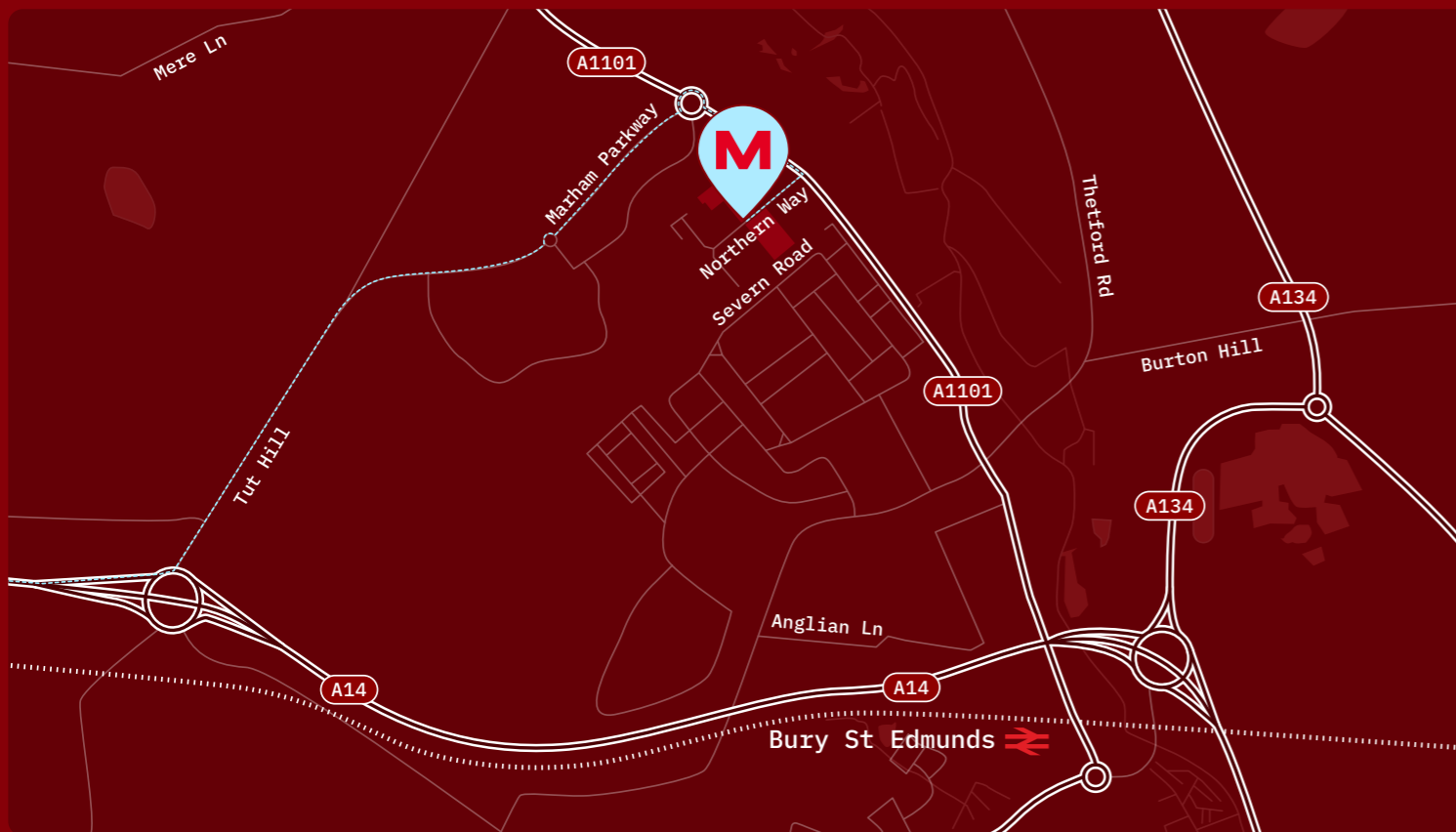


24/7
Site Access

MODE: STRATEGY; POSITIONED FOR THE A14 LOGISTICS GATEWAY

Strategically located on the A14 corridor, directly connecting the Midlands and the Port of Felixstowe. Mode Bury St Edmunds will benefit from the A12 network, allowing for swift delivery to London and the South East markets.

Positioned just minutes from Junction 44, the site provides rapid access to the A134 and A12 for efficient regional distribution. With Felixstowe and Stansted Airport both reachable within an hour, this hub offers prime freight connectivity.



🚢 Cargo Connections

Port of Ipswich	35 mins	35 miles
Stansted Airport	45 mins	31 miles
Port of Felixstowe	1 hour	50 miles
London Gateway	1 hr 30 mins	67 miles

🛣️ Road Connections

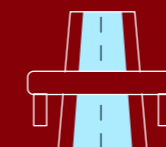
A14 (Junction 44)	2 mins	1 mile
A12 (Ipswich)	30 mins	26 miles
M11 (Cambridge)	35 mins	29 miles
M25 (J27 via M11)	1 hr 5 mins	58 miles

🚆 Public Transport

Bury St Edmunds	5 mins	2.4 miles
Local Bus M33	7-10 mins to train station	-
Train to Ipswich	26 mins	-
Train to Cambridge	39 mins	-

📍 Locations

Ipswich	30 mins	27 miles
Cambridge	35 mins	28 miles
Norwich	55 mins	42 miles
London (Central)	1 hr 40 mins	80 miles

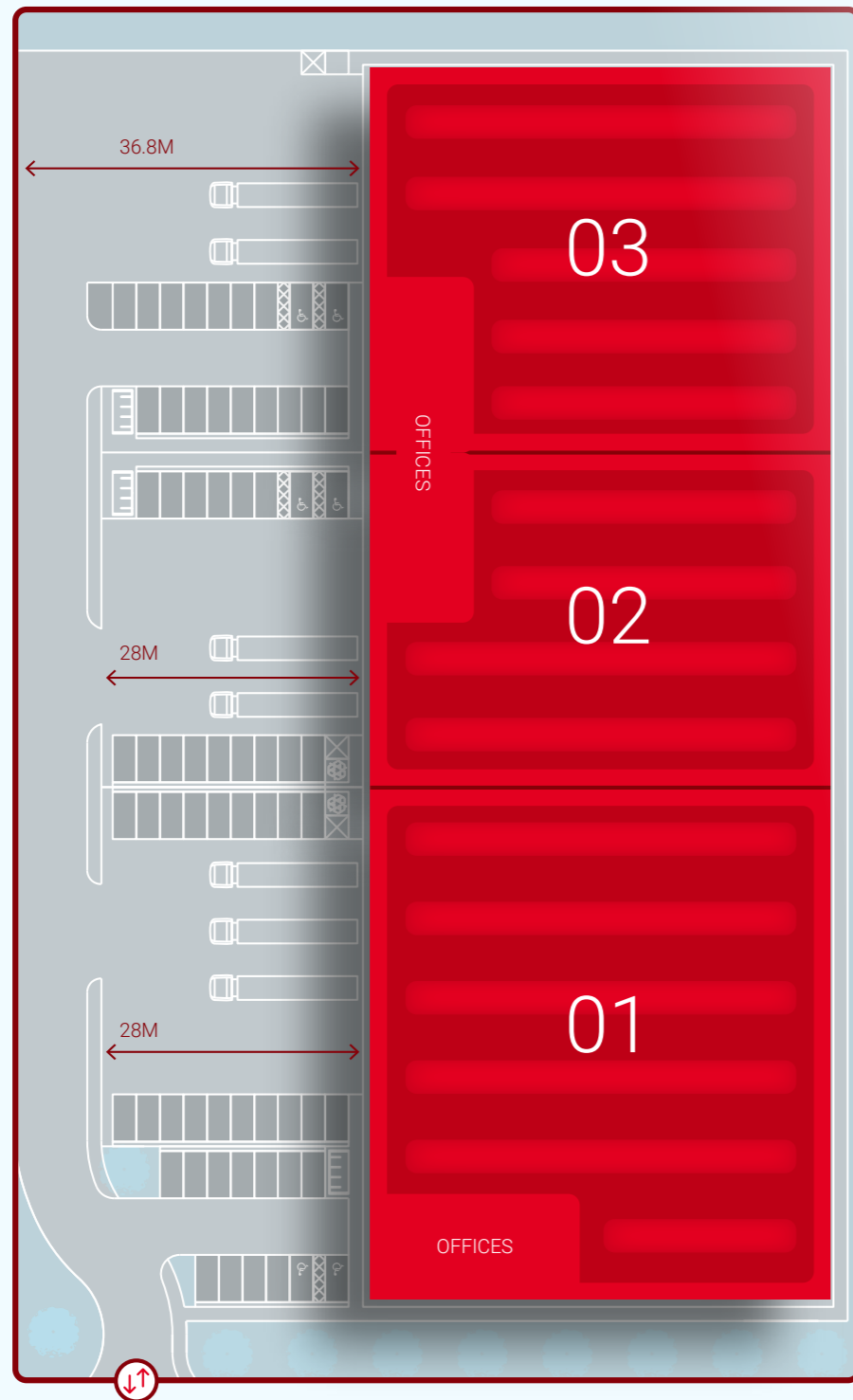


30 minute drive
274,310
Population

1 hour drive
1,927,924
Population

1.5 hour drive
7,887,421
Population

MODE: UNIT 1, 2 & 3



UNIT 01	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	28,955	2,689.99
OFFICES	3,132	290.97
TOTAL	32,087	2,980.96



28M
Yard Depth



10M Clear
Internal Height

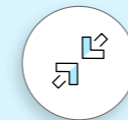


32 Car
Parking Spaces



3 Level
Loading Doors

UNIT 02	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	18,826	1,748.99
OFFICES	2,228	206.99
TOTAL	21,054	1,955.98



28M
Yard Depth



10M Clear
Internal Height

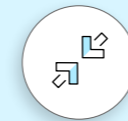


17 Car
Parking Spaces



2 Level
Loading Doors

UNIT 03	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	21,539	2,001.04
OFFICES	2,293	213.03
TOTAL	23,831	2,214.07



36.8M
Yard Depth



10M Clear
Internal Height

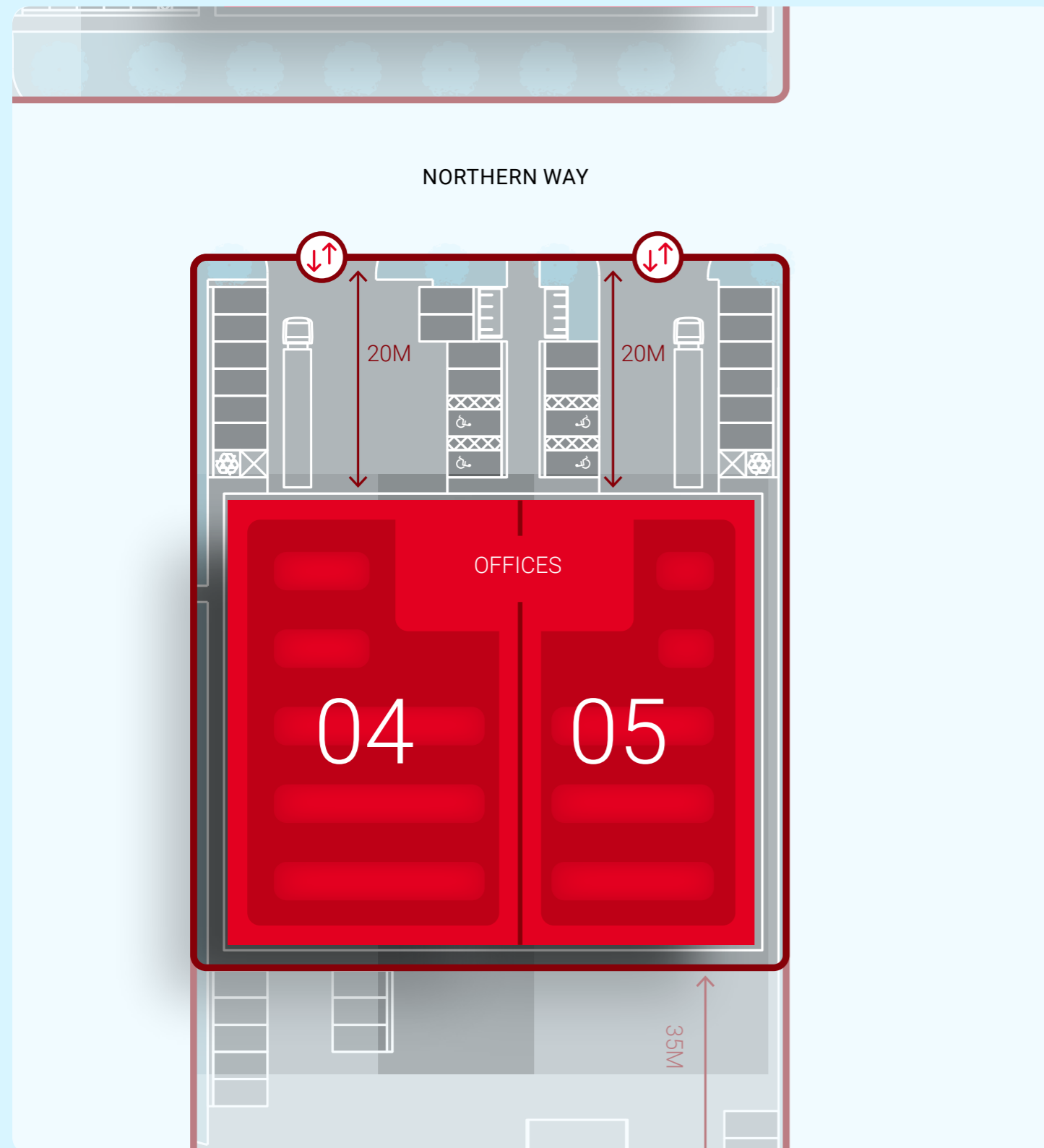


18 Car
Parking Spaces



2 Level
Loading Doors

MODE: UNIT 4 & 5



UNIT 04	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	12,131	1,127.01
OFFICES	1,615	150.00
TOTAL	13,746	1,277.01



20M
Yard Depth



8M Clear
Internal Height



12 Car
Parking Spaces



1 Level
Loading Door

UNIT 05	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	9,655	896.98
OFFICES	1,270	117.99
TOTAL	10,925	1,014.97



20M
Yard Depth



8M Clear
Internal Height

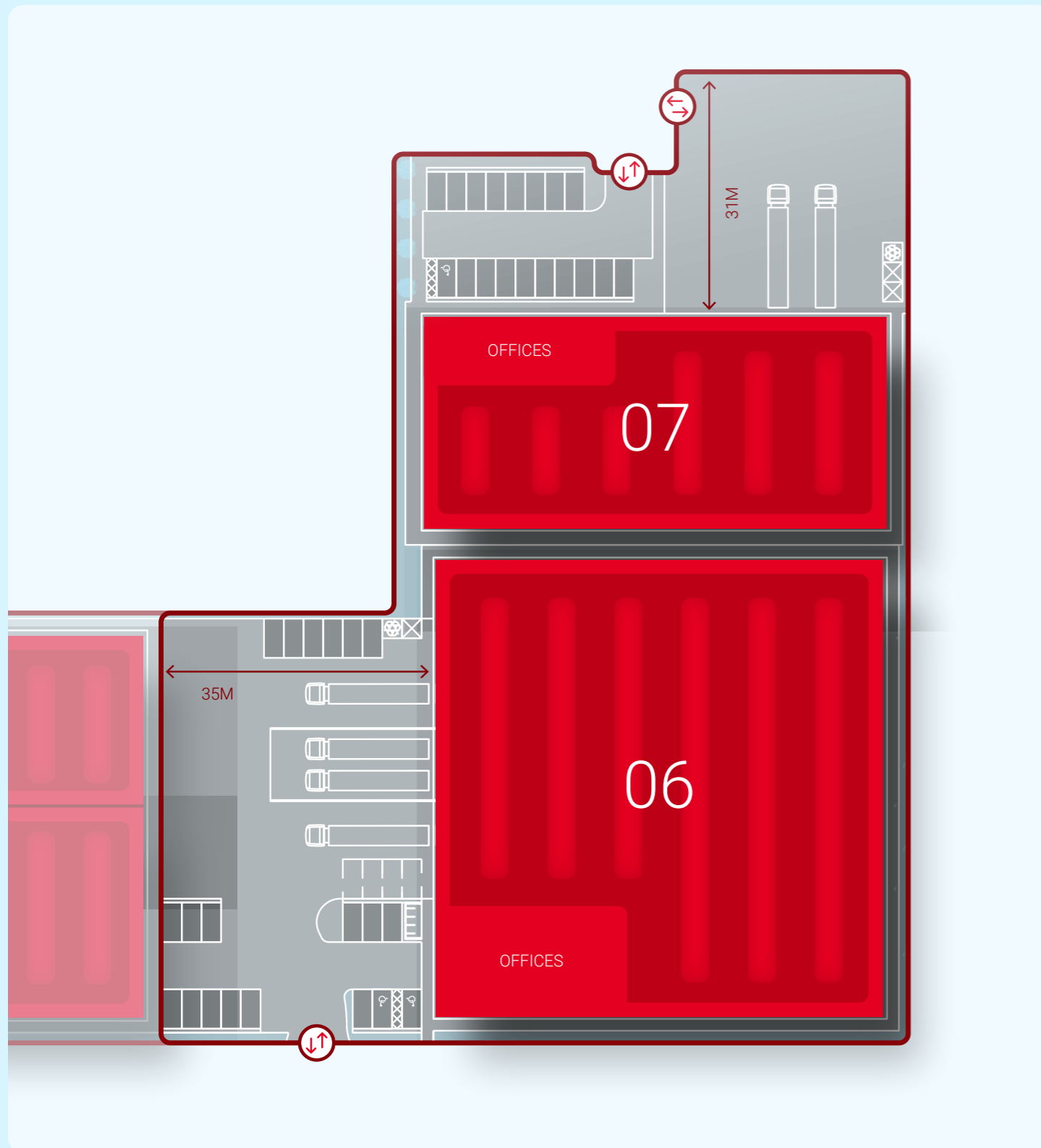


10 Car
Parking Spaces



1 Level
Loading Door

MODE: UNIT 6 & 7



UNIT 06	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	35,456	3,294.02
OFFICES	3,757	349.04
TOTAL	39,213	3,643.06



35M
Yard Depth



10M Clear
Internal Height



24 Car
Parking Spaces



2 Level Loading Doors
+2 Dock Level Doors

UNIT 07	SIZE (SQ FT)	SIZE (SQ M)
WAREHOUSE	17,050	1,584.00
OFFICES	2,347	218.04
TOTAL	19,397	1,802.04



31M
Yard Depth



10M Clear
Internal Height



18 Car
Parking Spaces



2 Level
Loading Doors

A HIGHLY SUSTAINABLE DEVELOPMENT

Mode: Bury St. Edmunds will be sustainably constructed to the highest specification and is committed to delivering buildings that will benefit the planet and its future occupiers. The buildings will be targeting BREEAM 'Excellent' utilising a range of energy saving features:



Target BREEAM 'Excellent',
EPC 'A'



High-Performance Insulation



Efficient
LED Lighting



Photovoltaic Solar
Panels



Biodiversity
Habitats



EV Charging
Points

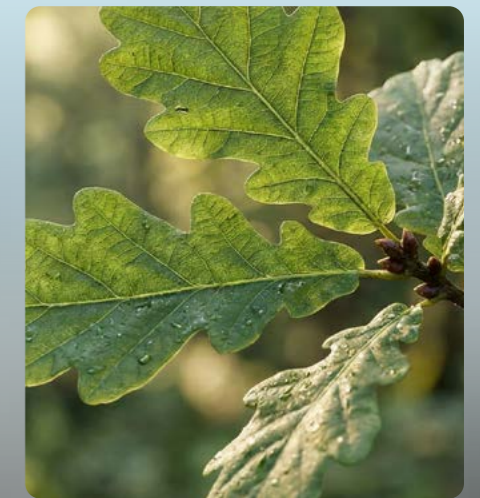


Sheltered
Cycle Parking





Water Efficient Fittings

MODE: SUSTAINABILITY; MEETING THE LATEST IN ECO STANDARDS



Targeting
BREEAM[®]
EXCELLENT

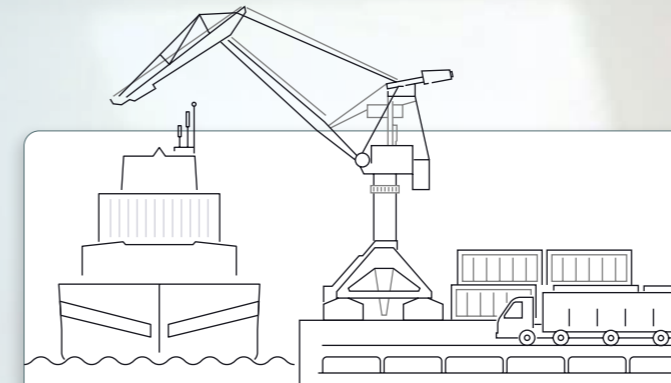
 Low Carbon
CONSTRUCTION


EPC A

INDICATIVE

MODE: PRODUCTIVITY; A SPECIALISED AND GROWING LABOUR FORCE.

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. 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.



PORT CONNECTIONS

Mode Bury St Edmunds sits at the heart of a premier maritime ecosystem, seamlessly linking a logistics-specialised workforce with the UK's most critical trade hubs.



LABOUR POOL

West Suffolk supports a robust workforce of 86,900 people, with 25,000 working-age adults in Bury St Edmunds.



LOGISTICS SPECIALISM

A high-density distribution hub, the region boasts 32% more logistics jobs than the UK national average.



EMPLOYMENT RATE

Regional employment rates of 77-79% significantly outperform national averages.



INDUSTRIAL CLUSTER

The site joins prestigious global occupiers including Skechers, Evri, Greene King, British Sugar, and Unipart.



SKILLS PIPELINE

West Suffolk College and the Advanced Manufacturing and Engineering Centre provide skilled labour and training.



POPULATION GROWTH

Annual population growth of 1.8% consistently exceeds the national average, ensuring a long-term workforce.

Nomis 2026



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A development by

