

**Northern Way  
Industrial Estate**

**Bury St Edmunds  
IP32 6NL**

**nq**

**new quarter**

# a new beginning

New Quarter is a brand new best-in-class logistics park, comprising eight modern warehouse / industrial units from 7,000 sq ft – 149,000 sq ft, designed to the highest specification for a sustainable future.



Up to 10m eaves height



Up to 70kN floor loading



Electric loading doors



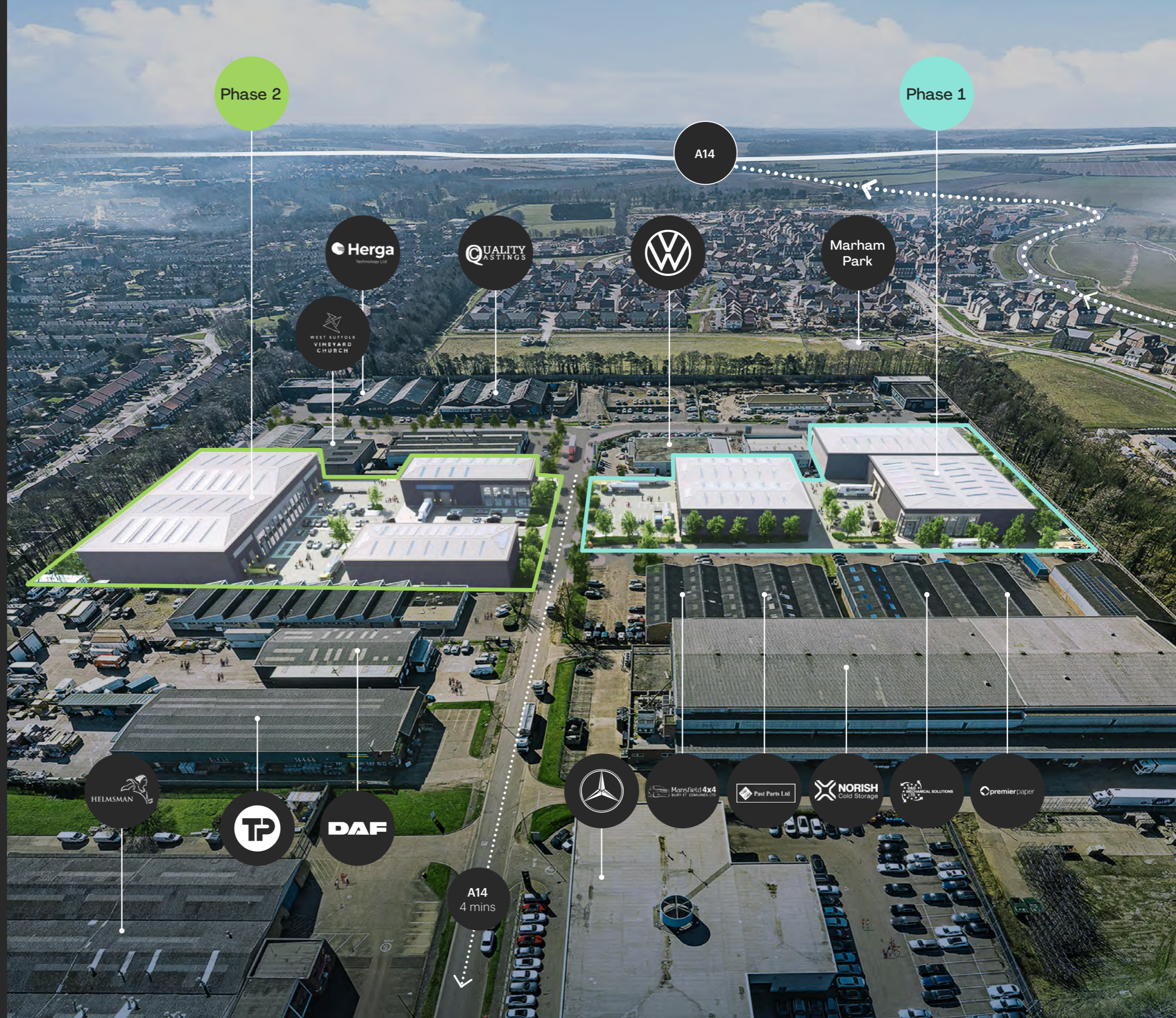
Generous yards



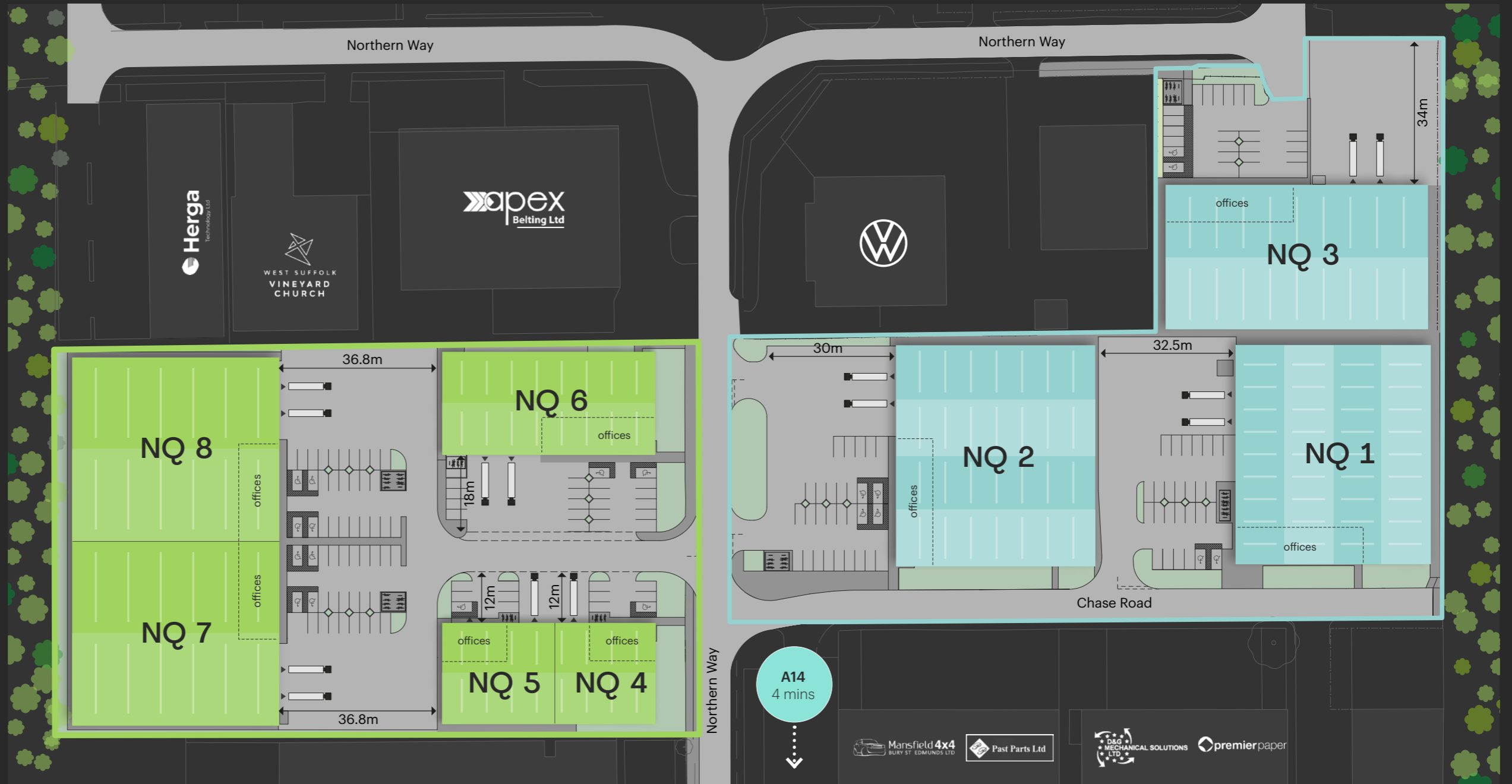
High quality Cat A offices



Cycle parking



# site plan



## Key

- Phase 1
- Phase 2

Site plan not to scale.  
For indicative purposes only.



## Phase 1 Q4 2023

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

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

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

## Phase 2 Q3 2024

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

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

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

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

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

# New Quarter – a new best-in-class logistics park

CGI Phase 1 – NQ2



# Phase 1

Units from 23,255 – 26,388 sq ft, featuring (secure) yards and generous car parking provision.

Completion – Q4 2023.



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
<b>TOTAL GIA</b>	<b>25,685</b>	<b>2,386</b>



10m eaves height



Cat A first floor offices



70kN floor loading



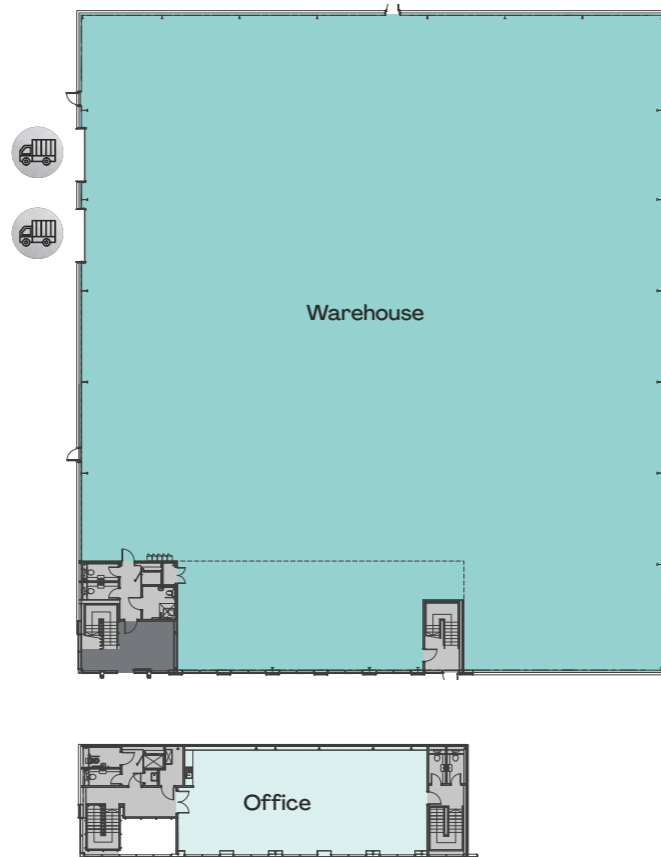
26 car parking spaces (+2 disabled)



2 electric loading doors



32.5m yard



# NQ 3

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



10m eaves height



Cat A first floor offices



70kN floor loading



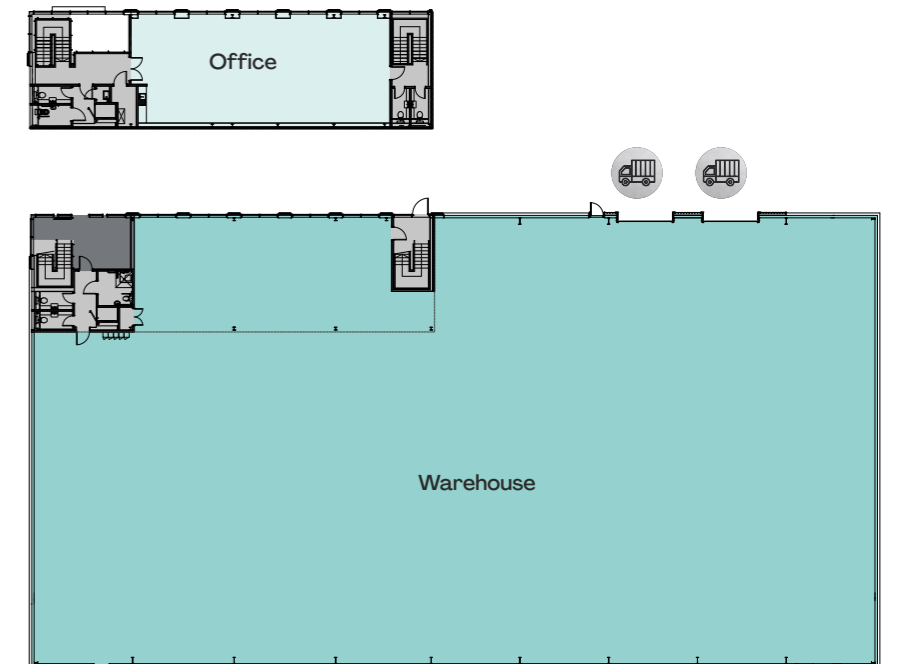
22 car parking spaces (+2 disabled)



2 electric loading doors



34m secure yard



# NQ 2

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



10m eaves height



Cat A first floor offices



70kN floor loading



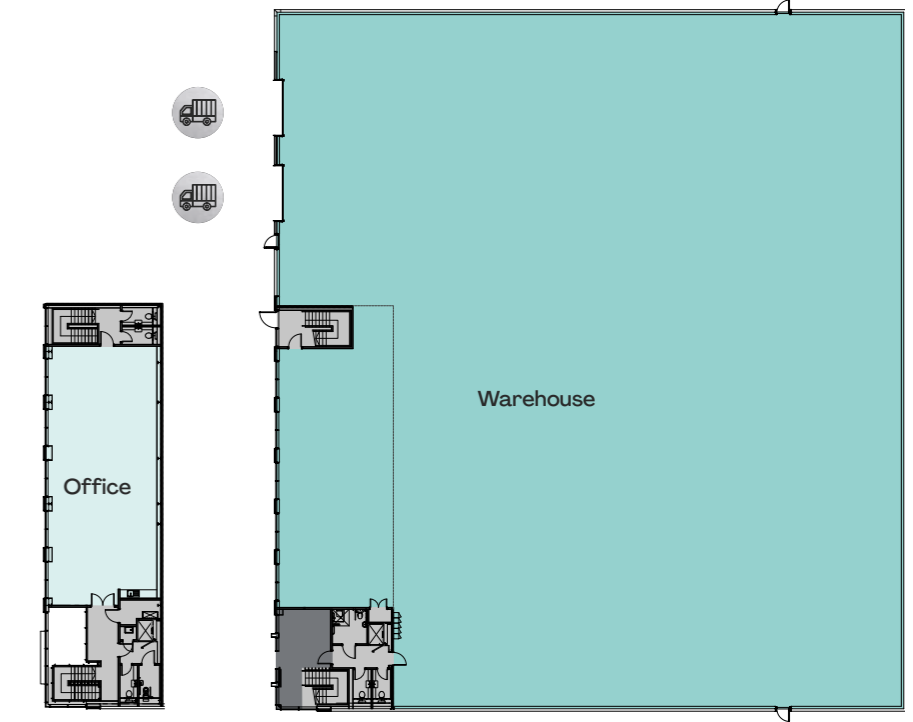
25 car parking spaces (+4 disabled)



2 electric loading doors



30m 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 – Q3 2024.

## 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
<b>TOTAL GIA</b>	<b>6,880</b>	<b>640</b>

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



8m eaves height



Cat A first floor offices



60kN floor loading



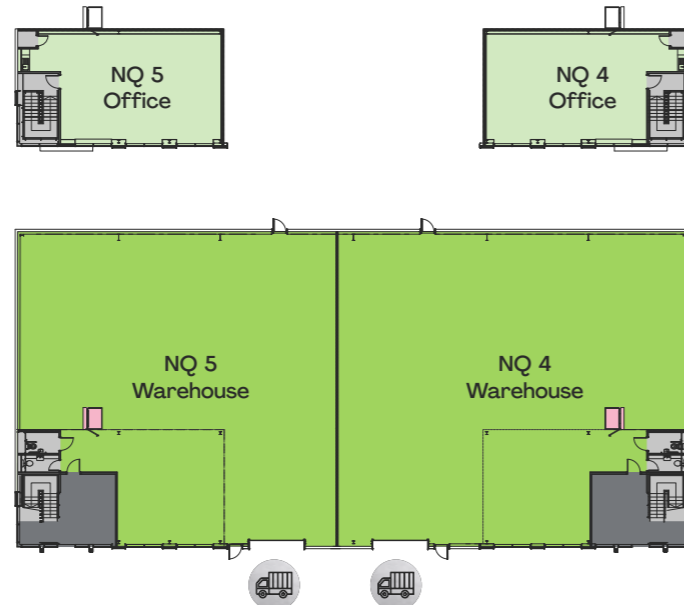
5 car parking spaces (+1 disabled)



1 electric loading doors



12m yard



## NQ 6

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



8m eaves height



Cat A first floor offices



60kN floor loading



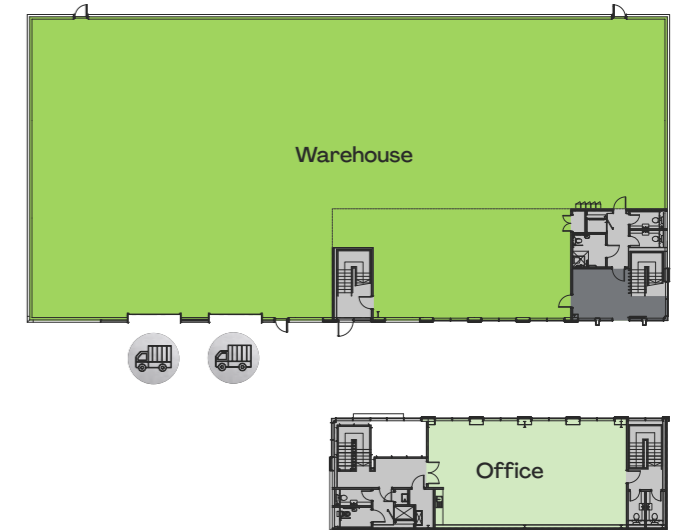
20 car parking spaces (+2 disabled)



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
<b>TOTAL GIA</b>	<b>22,975</b>	<b>2,135</b>

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



10m eaves height



Cat A first floor offices



70kN floor loading



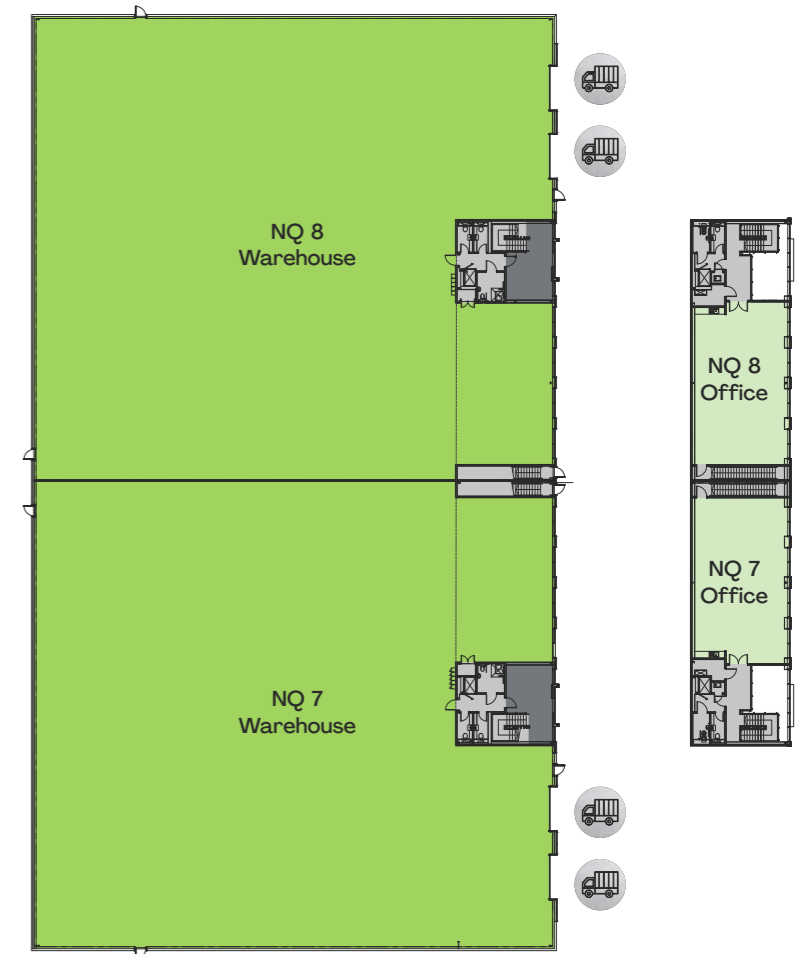
24 car parking spaces (+4 disabled)



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





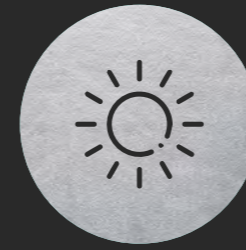
# built for a sustainable future

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%

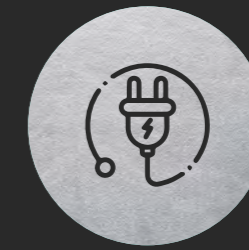
Site wide CO<sub>2</sub> emissions reduction (Part L regulated emissions)



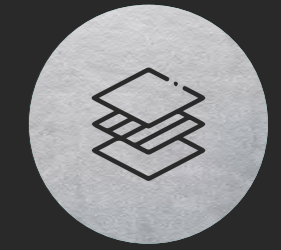
Optimised natural light via roof lights



Carpets with 80% recycled yarns



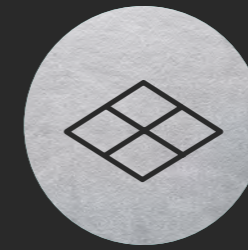
20% EV parking



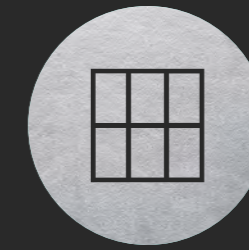
High performance insulation



LED office lighting



MF plasterboard ceiling tiles



DSG (Desolphogypsum) partitions



Organic water based paint



Air source heat pumps & heat recovery units



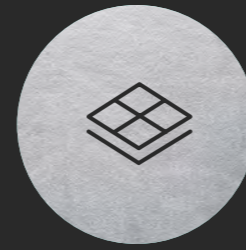
Low flush volume WCs & low water use taps



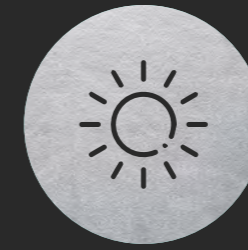
Responsibly sourced timber



Solar thermal pre-heated hot water



Photovoltaic panels



15% roof lights



Batteries for buildings

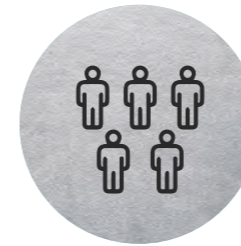
# why new quarter?

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.

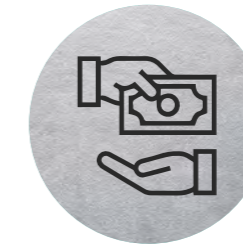
The historic town centre is less than a five-minute drive from New Quarter. It offers visitors everything from award-winning restaurants, independent and high-street stores to green open spaces and its famous St Edmundsbury cathedral.

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



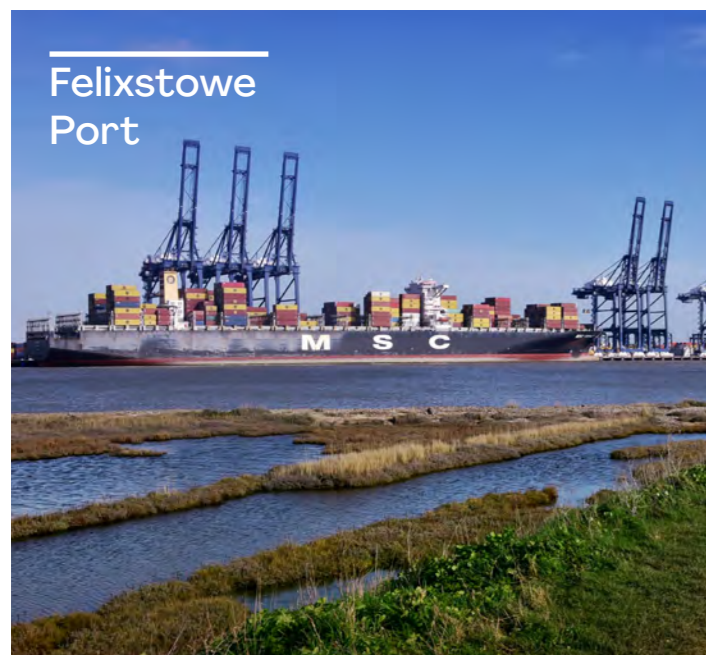
**46%**  
house prices are 46% less than London



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



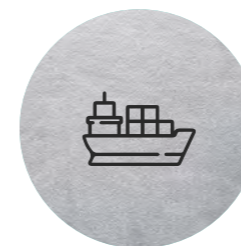
**13,776**  
predicted population growth by 2031



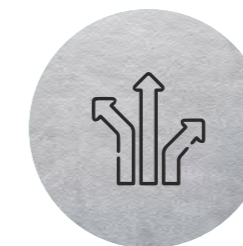
Felixstowe Port



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



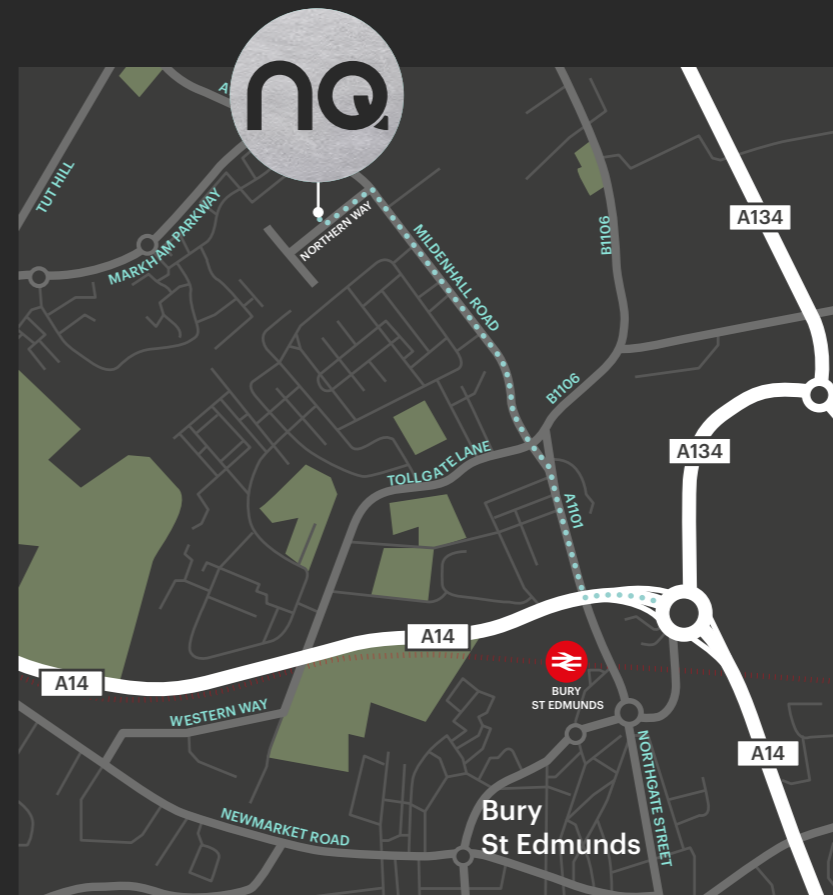
## London City Airport

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

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[new-quarter.com](http://new-quarter.com)

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