



Rookery Park @ J45 A14

Little Ham Road, Rougham,
Bury St Edmunds, Suffolk, IP30 9GN



PHASE 3

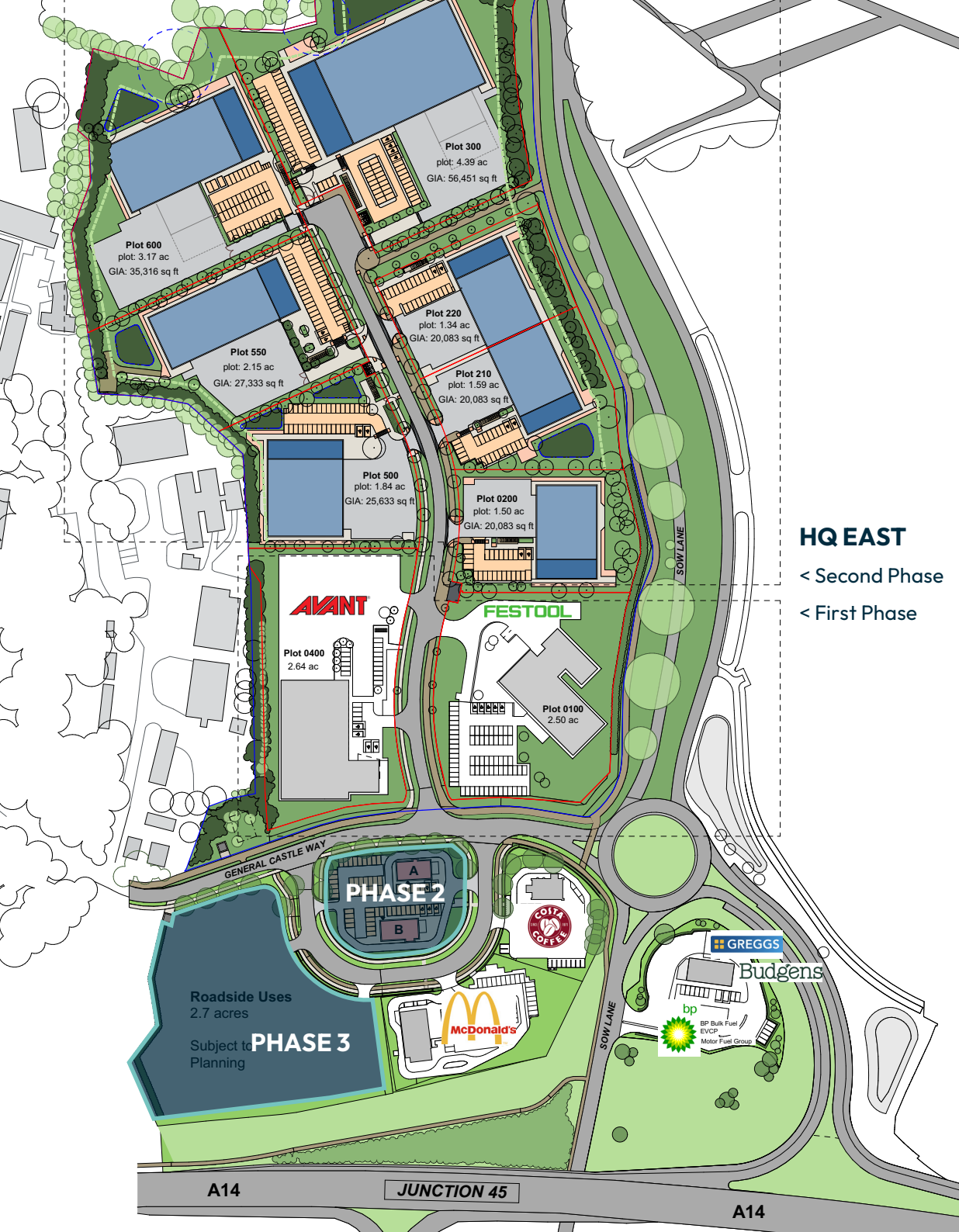
PHASE 2

Phase 2 HQ East



Roadside and Leisure opportunities For Sale & To Let

CHURCHMANOR
ESTATES



Opportunity

Rookery Park provides roadside and leisure opportunities (subject to planning) strategically located for quick access on to junction 45 of the A14. Phase 1 of the Park has now been completed and is anchored by McDonald's, Costa, and a BP filling station (operated by Motor Fuel Group and containing a Budgens, Greggs, and 6 ultra rapid EV chargers).

Phase 2 shows an indicative scheme for two drive thru/drive to units of 1,845 sqft and 2,215 sqft, but alternative unit sizes and layouts can be tailored to meet occupier requirements within the overall Phase 2 site area of 0.9 acres.

Phase 3 comprises a 2.7 acres plot that may suit a number of uses including roadside, leisure, trade counter or other employment uses (subject to planning).

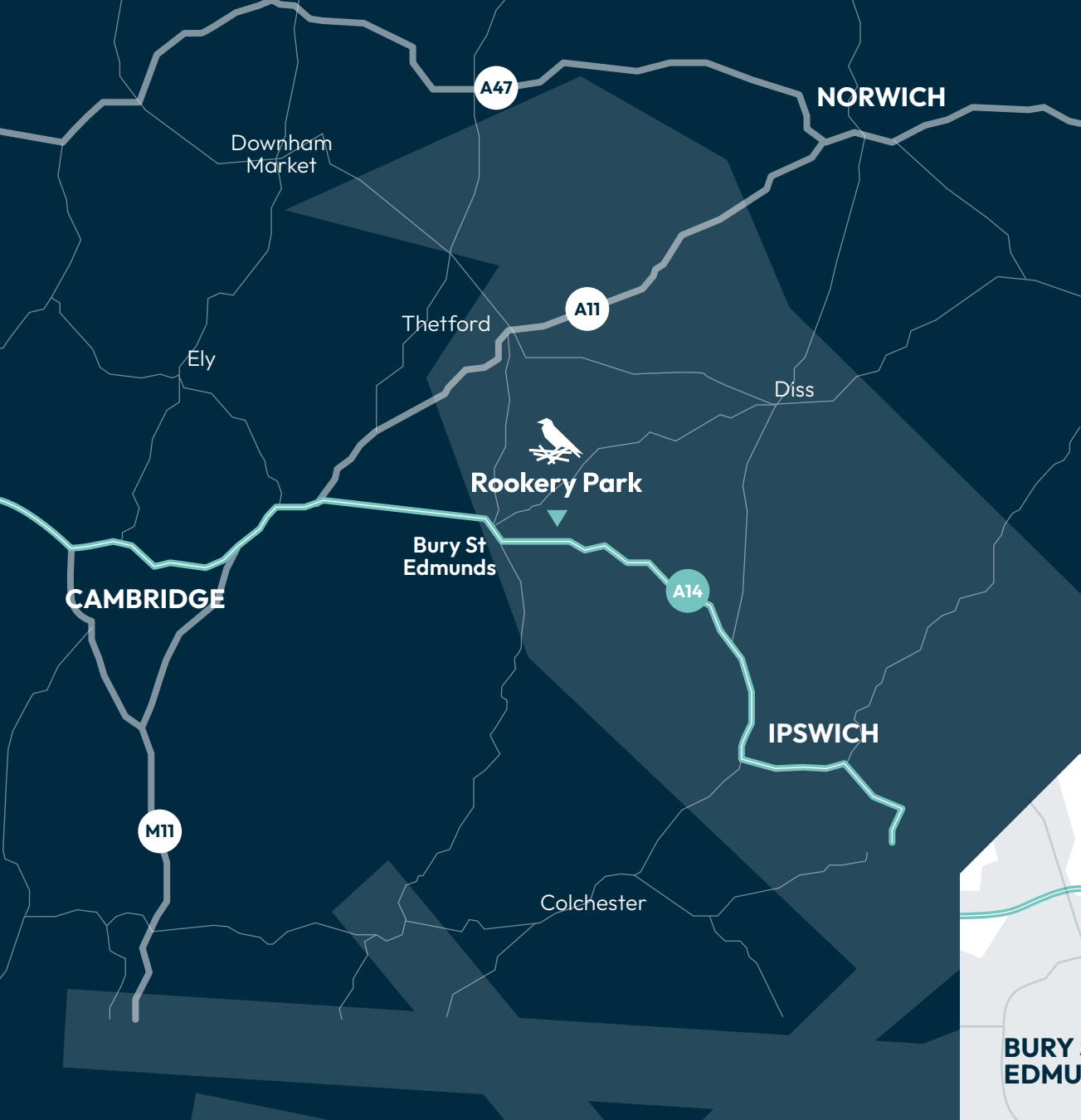
Freehold and leasehold opportunities are available for both Phases 2 & 3 on a build to suit basis, via pre-sale or pre-let. With the site infrastructure already in place, subject to planning units can be delivered swiftly.

HQ EAST

< Second Phase

< First Phase


- Strategic employment allocation (Policy AP12 West Suffolk Local Plan)
- Prominent and highly visible roadside location
- Established commercial location with high profile occupiers
- Critical infrastructure and roads already in place
- 40,000 vehicles pass the site each day*

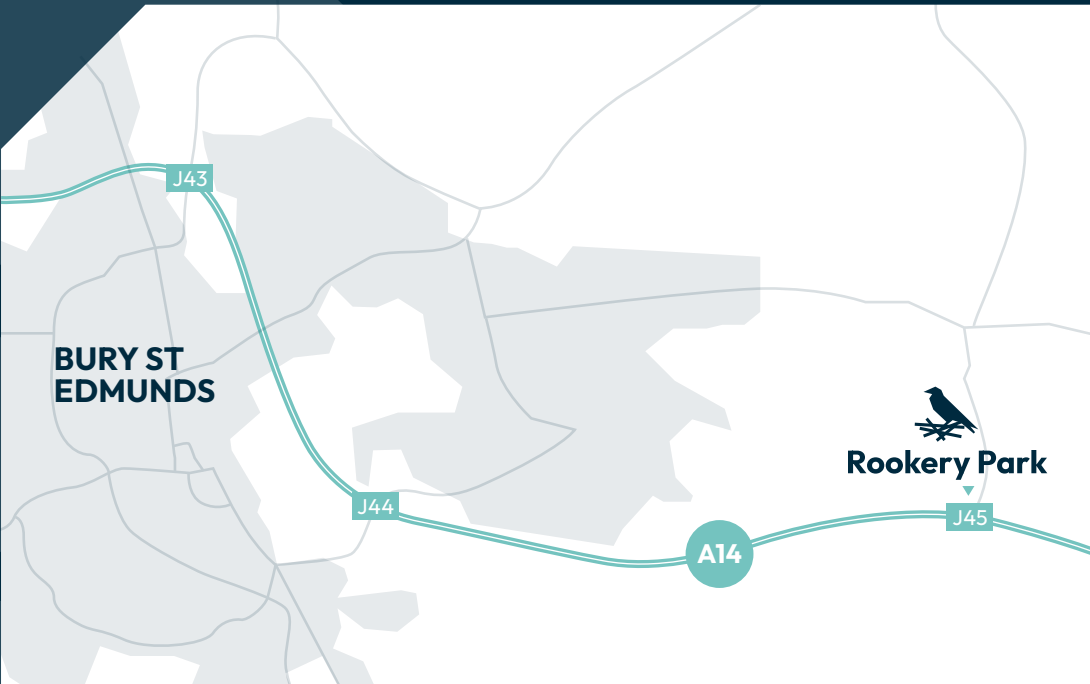


Location

Rookery Park is located just off Junction 45 of the A14, 5 miles east of Bury St Edmunds town centre and benefits from excellent road access and visibility from the A14, with around 40,000 cars passing the site and 1,200 trips to the existing units each day*.

The development also forms one of the final phases of the wider Suffolk Business Park extension, a development of 72 hectares of employment land to the East of Bury St Edmunds. There is a further 63 hectares (including 20 hectares employment land and approx. 500 new homes) allocated approximately 1 mile away to the North of Rougham Tower Avenue and policy AP3 of the 2024 Local Plan, showing further growth and enhancing the viability of the location for prospective occupiers.

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*February 2025, the average total number of cars passing Junction 45 between 7am and 7pm (according to WebTRIS data) The results of the traffic count (7am to 7pm) the following month show that nearly 1,200 trips (daily average March 2025) were to McDonald's and Costa.



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