



Kings Warren
BUSINESS PARK

**HIGH PROFILE
35 ACRE
BUSINESS PARK
ON THE A11/A14**



OFFICES



INDUSTRIAL



WAREHOUSING



A Development by



WRENBRIDGE

www.kingswarrenbusinesspark.co.uk



Kings Warren

BUSINESS PARK

Kings Warren is strategically located in the heart of East Anglia, with access to the A11/A14, Newmarket, Cambridge and Bury St Edmunds. Kings Warren is a 500,000 sq ft business park comprising offices, industrial and warehouse/distribution units.



Kings Warren Business Park is part of a unique new village development of over 1500 homes, complete with its own shops and local services. There are plans for a new sports complex and primary school to be built in the heart of the village and provision will also be made for improved road links, with bus services linking the village to nearby towns, the A11 and beyond.

The Site This new and exciting development consists of 35 acres of business space in a highly visible location along the A11. Wrenbridge are able to provide offices, industrial and warehouse accommodation on a freehold or leasehold basis. We are able to offer a fast track approach to bespoke building solutions of all sizes to include co-ordinating the planning process, development management, project management and fitting out. The site is fully serviced.

Planning The site has a commercial planning consent including B1, B2 and B8 uses. There is the potential for alternative employment-generating uses subject to receipt of planning consent.

Opportunity Wrenbridge can offer freehold or leasehold design-and-build packages for occupiers. This applies to occupiers seeking office or industrial buildings.



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Newmarket is a historic town with royal connections as the international home of horseracing and an important tourist centre.

At the head of the High Street is perhaps its best known landmark, the clock tower which commemorates the Diamond Jubilee of Queen Victoria in 1887. Another royal connection is the Palace House in Palace Street, where King George I & II both held unofficial court, and gave horseracing its well known encomium as 'the sport of kings'. The arrival of the Jockey Club in 1752 cemented the town's reputation as the home of horseracing, and the racing and bloodstock industries remain, along with tourism, amongst the town's major employers and sources of income.



Cambridge is an important regional centre, boasting a riverside setting and period architecture. The City is famous for its University, which in turn has attracted high-tech science and research based industries to the area. At the same time, because of its strategic importance both in terms of communications and as the focus of the thriving East Anglian economy, the City has become an operating base for many international companies.

Companies such as NAPP Laboratories, the Marshall Group, Philips Electronics, Nokia and Unipalm Pipex are typical of the major names in the City.

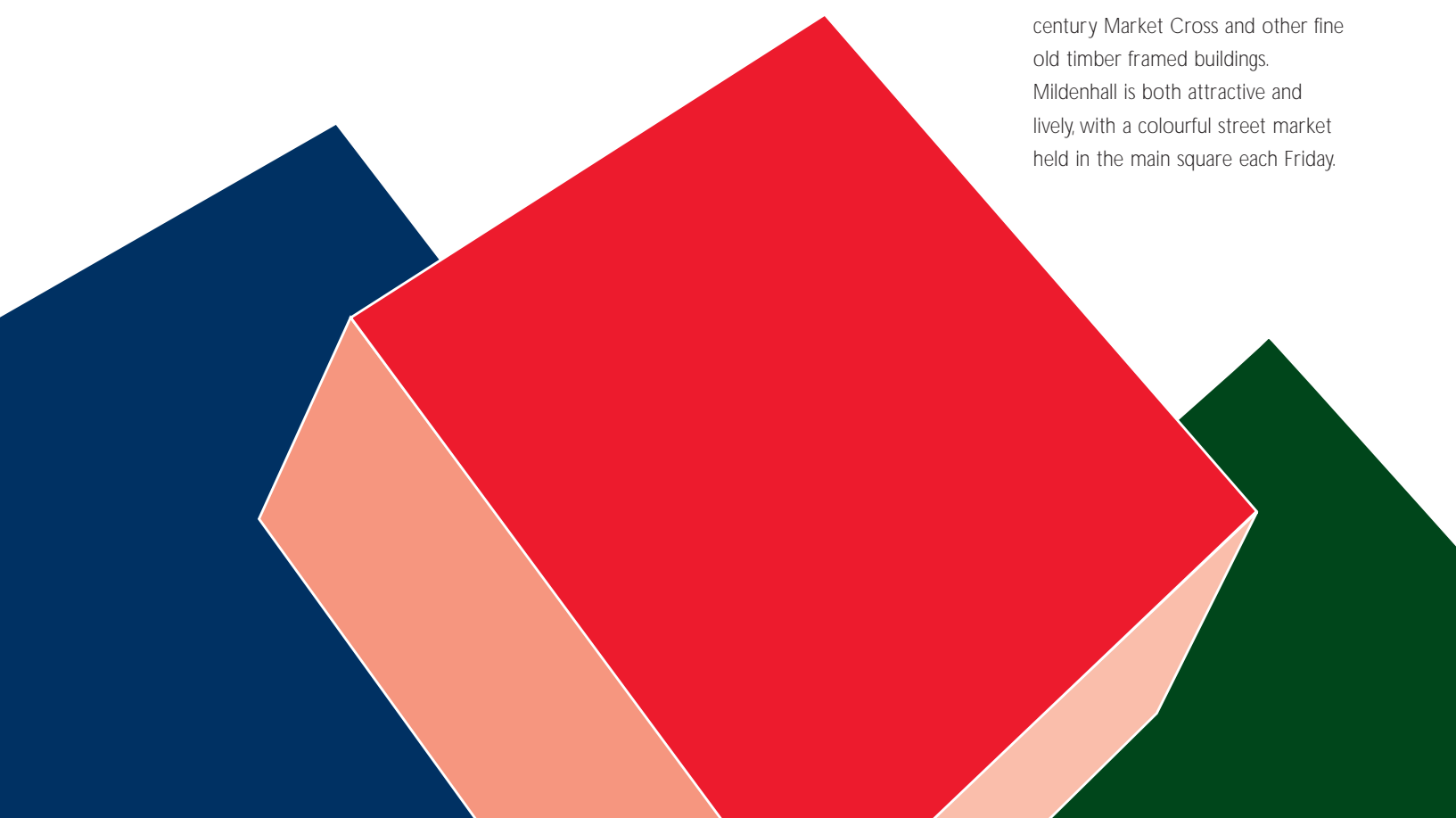
As a major tourist centre, Cambridge also offers a full complement of entertainment, recreation and shopping facilities.



Bury St Edmunds is an important commercial centre, and is home to nationally and internationally recognised companies such as Greene King, British Sugar and Haywards Pickles.



Mildenhall A charming old market town centred around a sixteenth century Market Cross and other fine old timber framed buildings. Mildenhall is both attractive and lively, with a colourful street market held in the main square each Friday.



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Wrenbridge are an active regional developer based in Cambridge. A summary of activity is set out below.

Developments by Wrenbridge

- 1 Cambourne.** A 70,000 sq ft award winning office building that was constructed for South Cambridgeshire District Council's new Headquarters.
- 2 Pioneer Court.** A speculatively developed courtyard office scheme in Histon, Cambridge. All eight offices were sold prior to practical completion.
- 3 Pre-let to Extensa Turpin.** A 50,000 sq ft production facility in Biggleswade was built specifically for the occupier in a leasehold turnkey design-and-build package.
- 4 Trillennium.** A speculative development of 120,000 sq ft of two commercial units let to three tenants including Coca Cola.
- 5 Royston Business Park.** A successful pre-sale of a 90,000 sq ft storage facility for Hamleys Toys in Royston.
- 6 Hinchingsbrooke Business Park.** Large mixed use business park of 30 acres at the junction of the A14 and A1. Wrenbridge successfully completed a number of pre-lets on this site.



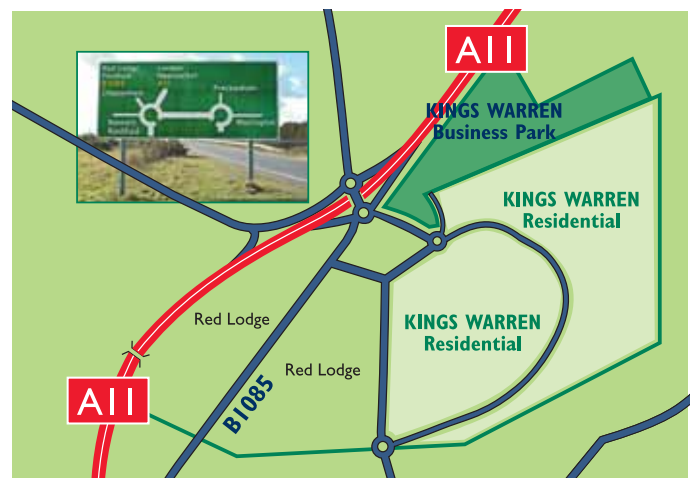
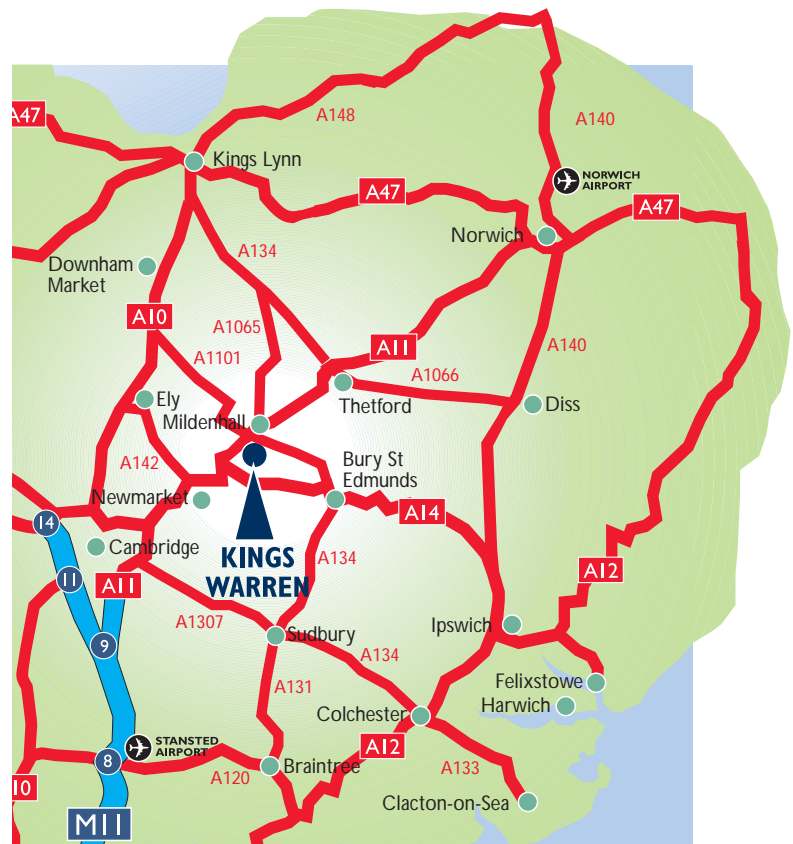
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Sat Nav. Reference IP28 8SL

Location / Communications

From Kings Warren, the A11 offers good access to the M11, central London, the Midlands, Stansted Airport and the East Coast ports. Nearby Kennett station provides direct rail links to Newmarket and Bury St Edmunds in under 15 minutes and Cambridge in 35 minutes for onward connections to London's King's Cross and Liverpool Street.

Distances

Kennett Station	. . . . .	.3 miles
A14	. . . . .	.4 miles
Mildenhall	. . . . .	.5 miles
Newmarket	. . . . .	.7 miles
Bury St Edmunds	. . . . .	.12 miles
Thetford	. . . . .	.14 miles
Cambridge City Centre	. . . . .	.18 miles
M11 (junction 9)	. . . . .	.22 miles
Stansted	. . . . .	.40 miles
Ipswich	. . . . .	.42 miles
Norwich	. . . . .	.43 miles
M25 (junction 27)	. . . . .	.54 miles
Felixstowe	. . . . .	.54 miles
London North Circular (A406)60 miles
Birmingham118 miles

Source: theAA.com



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