



DESIRABLE MODERN OFFICE ACCOMMODATION, Fornham Business Court is set within heritage buildings and an imposing Suffolk Barn. Strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor, providing easy access to the M1/M6, and A134/A143 intersections.

Ample free parking, café, courtyard garden and woodland walks, with further developments to include a luxury gymnasium.

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FOREWORD



Suffolk is recognised, at the forefront of economic growth, being one of the best places to live, work and invest in the UK



Do consider joining us at Fornham Business Court, working alongside like-minded people, enjoying high-speed connectivity, and the excellent transport links whilst

being just one step away from the far-reaching Suffolk landscape; providing the perfect the perfect work/life balance in a beautiful environment for you and your employees wellbeing.

As custodians of the farm, we work hard conserving and enhancing the environment. Every project undertaken at the farm is carried out to the highest standard, whilst being mindful of the carbon footprint.

Andrew Long

Andrew Long
Managing Director

FORNHAM BUSINESS COURT, BURY ST EDMUNDS, is surrounded by glorious countryside, providing a unique work-life balance within an inspiring natural setting.

The exclusive heritage buildings offer bespoke modern offices, whilst located in the most charming of settings, formerly a Victorian farmyard, with one of the finest Edwardian Suffolk Heritage Barns.

Strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

My wife Gina and I, are very proud of the Long family heritage, and our modern forward-thinking approach. We have proactively diversified and have regenerated existing farm buildings, offering bespoke modern, flexible, offices with enormous potential for new business and commercial growth within the area.

FORNHAM BUSINESS COURT



A HIGHLY SOUGHT-AFTER DEVELOPMENT of prestigious luxury office accommodation within heritage farm buildings, strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

Companies range from Go Ape, Timber Windows, with a popular Pilates studio, Chiropractic Clinic, Charitable Foundation, and Estate Offices adding to the mix.

Ample free parking with extensive car spaces, onsite Café with a seating area serving good food and coffee with woodland walks, cycle bays, courtyard gardens and far reaching parkland views.

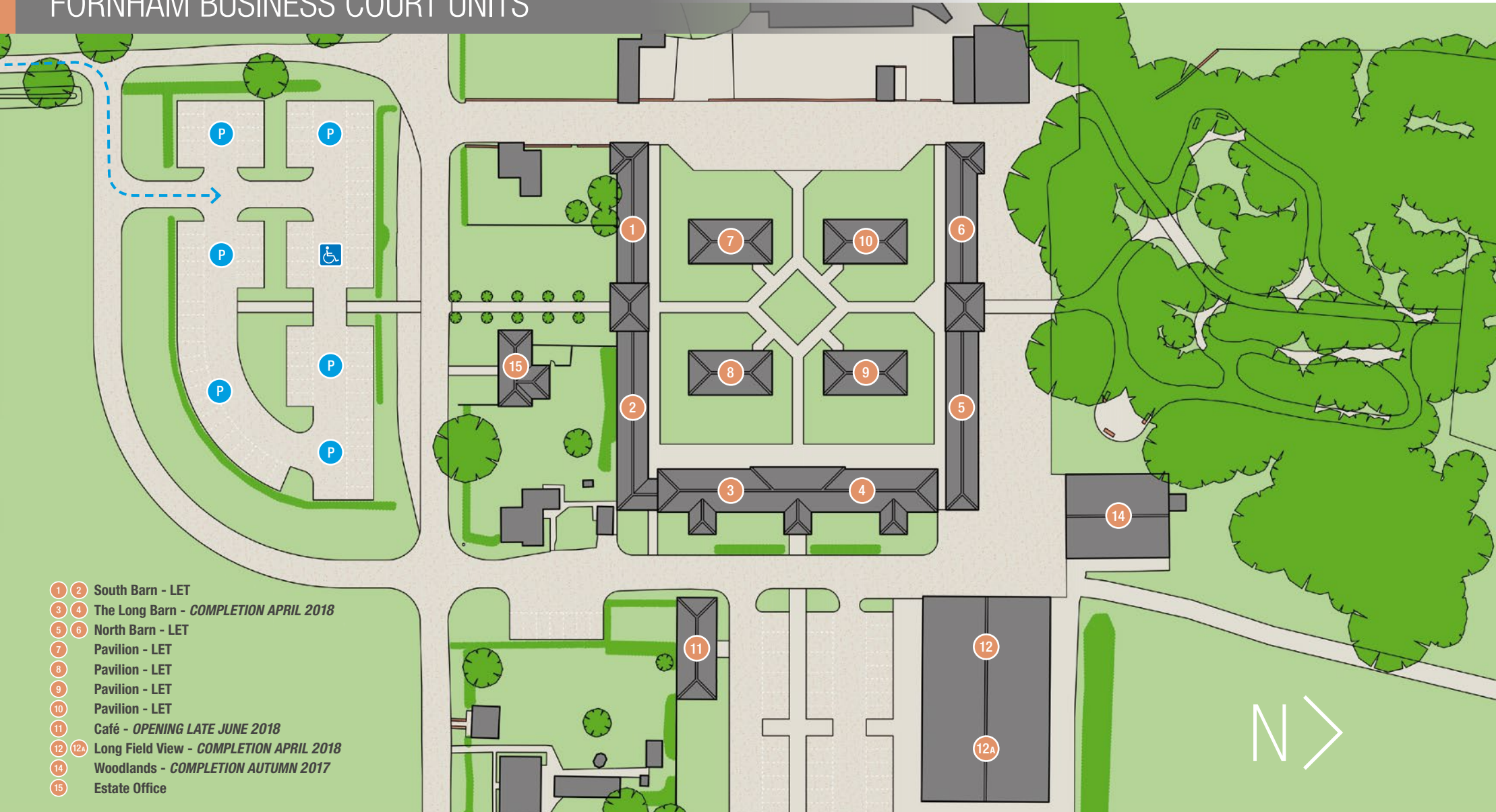
Originally part of the Duke of Norfolk' estate, with a mix of traditional flint, brick and exposed oak beams. The high spec' modern interiors offer companies the option for bespoke fittings and decoration.

Being outside the town centre, we don't get caught in the rush-hour, and working just an arm's length away from the A14 makes journeys to our 31 UK locations a little bit quicker - leaving more time for swinging in the trees!



- Broadband Internet 20-100MB
- 24-hour access and CCTV security
- Free car parking
- Air-conditioning
- Cat 6 cabling and IT trunking
- Strategic location easily accessed
- Individual units may be combined
- Original features including exposed beams, and brick and flint walls
- High quality interior finish
- Unique heritage development
- Parkland setting

FORNHAM BUSINESS COURT UNITS



- 1 2 South Barn - LET
- 3 4 The Long Barn - COMPLETION APRIL 2018
- 5 6 North Barn - LET
- 7 Pavilion - LET
- 8 Pavilion - LET
- 9 Pavilion - LET
- 10 Pavilion - LET
- 11 Café - OPENING LATE JUNE 2018
- 12 12A Long Field View - COMPLETION APRIL 2018
- 14 Woodlands - COMPLETION AUTUMN 2017
- 15 Estate Office

THE LONG BARN



TWO SEPARATE BUSINESS UNIT 800 SQ FT OR AS ONE UNIT OF 7,600 SQ FT - COMPLETION APRIL 2018

Imposing flexible office space, under construction, offering full height glazing with a mix of traditional red brick and exposed oak beams. The high specification, modern interiors with imposing reception area, offer companies the option for bespoke fittings and decoration.

Fornham Business Court, strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

Unique heritage Suffolk barn sympathetically restored to create an outstanding contemporary office space

- Broadband Internet 20-100MB
- 24-hour access and CCTV Security
- Free car parking and bike racks
- Air-conditioning
- Cat 6 cabling and IT trunking
- Kitchen and WCs
- Lift and disabled facilities
- CAT 5 Lighting
- High quality interior finish and carpets
- Unique heritage development
- Café, woodland walks and amenities on site

Flexible lease, POA.

Service charge includes external maintenance and repair.

THE COURTYARD PAVILIONS



FOUR BUSINESS UNITS OF 900 SQ FT - **LET**

These unique business pavilions set within a heritage courtyard offer bright working space with full height ceilings, large modern glazing, carpets, CAT5 lighting, high decorative finish, and adaptable space.

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We are delighted that our popular Suffolk showroom is based at Fornham Business Court, the bright space and excellent location is ideal for our business

The Burgess Group

- Broadband Internet 20 -100MB
- 24-hour access and CTV Security
- Free car parking and bike racks
- Air-conditioning
- Cat 6 cabling and IT trunking
- Kitchen and WC facilities
- CAT 5 Lighting
- High quality interior finish and carpets
- Unique heritage development
- Café, woodland walks and amenities on site

Flexible lease, POA.

Service charge includes external maintenance and repair.

THE CAFÉ



ONE UNIT OF CIRCA 1,400 SQ FT - *OPENING LATE JUNE 2018*

Sympathetically renovated commercial café offering a high spec, modern, bright, and welcoming space. Large counter area, separate kitchen, ample free parking, bike racks, set within landscaped gardens.

Outside seating area with enclosed gardens and far reaching views across glorious countryside.

The Café, Fornham Business Court, strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

Attractive commercial café with outdoor seating area in sought-after setting on the outskirts of Bury St Edmunds

- Broadband Internet 20-100MB
- 24-hour access
- CTV Security
- Free car parking and bike racks
- Air-conditioning
- Kitchen and WC facilities
- Cat 5 lighting
- High quality interior finish and carpets
- Unique heritage development
- Woodland walks, cycle path, bridleway and amenities on site

Flexible lease, POA.

Service charge includes external maintenance and repair.

WOODLANDS



ONE UNIT OF CIRCA 5,000 SQ FT - *COMPLETION AUTUMN 2017*

Exclusive business space offering high spec, modern adaptable offices with expansive views onto adjacent woodland.

Woodlands, Fornham Business Court, strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

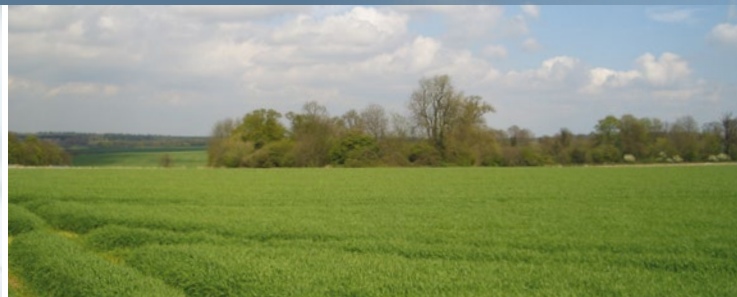
Part of our future Phase 4 expansion, Woodlands offers you the opportunity to configure your own working environment

- Broadband Internet 20-100MB
- 24-hour access
- CCTV Security
- Free car parking and bike racks
- Air-conditioning
- Cat 6 cabling and IT trunking
- Kitchen and WC facilities
- Cat 5 Lighting
- High quality interior finish and carpets
- Unique heritage development
- Café, woodland walks and amenities on site

Flexible lease, POA.

Service charge includes external maintenance and repair.

LONG FIELD VIEW



UP TO 18,000 SQ FT SUBJECT TO PLANNING - *COMPLETION APRIL 2018*

Exclusive business space set within a heritage barn offering a high spec, modern adaptable space on ground floor or first floor. Independent self-contained office with its own entrance.

Long Field View, Fornham Business Court, strategically located, beside the A14, on the outskirts of Bury St Edmunds, with mainline trains (25 mins from Cambridge with connections to London), and the A11/A14 corridor providing easy access to the M1/M6, and A134/A143 intersections.

Part of the Phase 4 expansion, Long Field View offers a bright, modern working environment with character features

- Broadband Internet 20 -100MB
- 24-hour access
- CTV Security
- Free car parking and bike racks
- Air-conditioning
- Cat 6 cabling and IT trunking
- Kitchen and WC facilities
- Stairs and Lift to first floor office space
- Cat5 lighting
- High quality interior finish and carpets
- Individual entrance
- Unique heritage development
- Café, woodland walks and amenities on site

Flexible lease, POA.

Service charge includes external maintenance and repair.

LOCATION



DIRECTIONS: Leaving the A14 at J43 take the A143 north. At the first roundabout turn left, at the next roundabout turn right and the entrance to Fornham Business Court can be found 600 metres on the left-hand side

For satnav directions use postcode IP31 1SL

VIEWING AND MORE INFORMATION



Fornham Business Court, Hall Farm Fornham St Martin, Bury St Edmunds, IP31 1SL

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When it's time to get some work done (which does happen, we promise), the modern offices provide bright, productive spaces in which to conduct our monkey business.



Why choose Fornham Business Court?

- Strategically located - 4 mins to A14
- Unique heritage development offering a contemporary and modern work space
- A rural environment offering a perfect work/life balance
- Opportunity to configure your own working environment
- Café, woodland walks and amenities on site
- Ample free parking and bike racks