

GATEWAY14

STOWMARKET

BUSINESS, INNOVATION AND LOGISTICS PARK
20,000 - 700,000 SQ FT

[GATEWAY14.COM](https://gateway14.com)

**FREEPORT
EAST** | Felixstowe
Gateway 14
Harwich

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

GATEWAY14

The largest business, innovation and logistics park in East Anglia.



OUTLINE PLANNING
CONSENT GRANTED

156 ACRES WITH UP TO
2.36M SQ FT OF SPACE
AVAILABLE

MAIN INFRASTRUCTURE
COMPLETED

LEASEHOLD OR
FREEHOLD UNITS

Units from
20,000 to 700,000 sq ft

GATEWAY14 **INDICATIVE MASTER PLAN**

Gateway 14 offers up to 2.36 million sq ft of innovation, business and logistics accommodation, making it the destination of choice in the region.

ZONE 1 32 ACRES

BUILDINGS FROM
20,000 - 700,000 SQ FT

ZONE 2 11.25 ACRES

BUILDINGS FROM
20,000 - 200,000 SQ FT

ZONE 3 8.9 ACRES

G165 PLANNING CONSENT
GRANTED FOR NEW B2/B8 USE
FACILITY 164,800 SQ FT

DELIVERY IN 9 MONTHS

ZONE 4
(INNOVATION ZONE) 6 ACRES

INNOVATION HUB BUILDINGS FROM
20,000 - 100,000 SQ FT

Mixed use development providing E(g), B2 and B8 units ranging from 20,000 to 700,000 sq ft, within a typical delivery time of nine months.







24/7 OPERATIONS



MINIMUM BREEAM
VERY GOOD



BUILDING HEIGHTS
UP TO 21M



PV-READY ROOFS



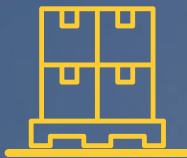
ELECTRIC VEHICLE
CHARGING SPACES



50M SECURE YARDS



TARGET
EPC RATING: A



50 KN/M2
FLOOR LOADING



EURO DOCK
LEVEL DOORS



15 MVA POWER
TO SITE



Photos shown are of
The Range at Gateway 14



GATEWAY14 **SPECIFICATION**

High quality specification
to provide ultimate
flexibility and meet future
business needs.

Built for business
and the environment.

"Biodiversity on the site is a priority, with high-quality landscaping, green corridors and nesting boxes all being introduced to support not only the wildlife and ecology but also to create a vibrant, attractive, and healthy working environment for employees."

JOE CLARKE, SENIOR COMMERCIAL MANAGER, JAYNIC



SOLAR PV / PV-READY
ROOFS

EPC A RATING
MINIMUM BREEAM
RATING OF VERY GOOD

20% OF EACH PLOT
WITH SOFT
LANDSCAPING

20% ACTIVE AND 20%
PASSIVE EV CHARGING
SPACES

AIR SOURCE
HEAT PUMPS

30,000 M² OF NATIVE
BUFFER PLANTING

SIGNIFICANT
BIODIVERSITY NET GAIN

15,500
NEW TREES PLANTED

2,200 M OF NATIVE
HEDGEROW PLANTED



GATEWAY14 **FREEPORT EAST**

Gateway 14 is part of Freeport East, providing a range of custom duty and tax benefits.

POTENTIAL SAVING ON A
100,000 SQ FT BUILDING
£2.71M
IN THE FIRST 5 YEARS*

As a Freeport site, locating to **Gateway 14** can offer companies significant savings through a range of tax and other benefits, ideal for logistics, manufacturing, office and R&D companies.

* These figures are for illustrative purposes only and actual figures will vary for individual occupiers.

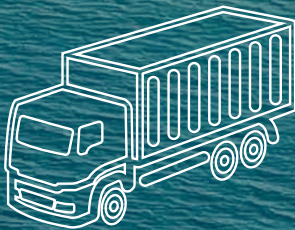
POTENTIAL SAVING ON A
200,000 SQ FT BUILDING
£5.48M
IN THE FIRST 5 YEARS*



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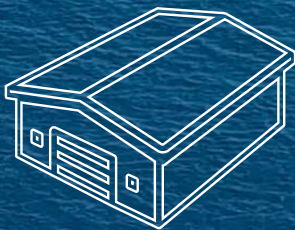
BUSINESS RATES RELIEF



ENHANCED CAPITAL ALLOWANCES
ON MACHINERY AND EQUIPMENT



VARIOUS CUSTOMS DUTY DEFERRAL
AND EXEMPTION SCHEMES



ENHANCED STRUCTURES
AND BUILDING ALLOWANCES



EMPLOYER NATIONAL INSURANCE
CONTRIBUTIONS RELIEF



ACCESS TO INNOVATION CLUSTER
AND FUNDING OPPORTUNITIES



FREEPORT EAST
SKILLS PARTNERSHIPS

GATEWAY14 PROGRESS



A1120

CAMBRIDGE / M11

STOWMARKET

COSTA

TESCO

MCDONALD'S

STARBUCKS

The Range
Home • Leisure • Garden
FULLY OPERATIONAL

ZONE 3
G165
PLANNING
CONSENT
GRANTED

J50 /A14

AMENITY
AREA

stowmarket
innovation
gateway
AVAILABLE NOW

AssanPanel
FULLY OPERATIONAL

ZONE 4
(INNOVATION ZONE)

ZONE 1

ZONE 2

BAUDER
FULLY OPERATIONAL

FELIXSTOWE

GATEWAY14 SUCCESS



Assan Panel

86,565 SQ FT MANUFACTURING FACILITY
FULLY OPERATIONAL



G165

164,800 SQ FT - PLANNING PERMISSION FOR
B2 (MANUFACTURING) OR B8 (WAREHOUSING)
AVAILABLE WITHIN 9 MONTHS
FREEHOLD OR LEASEHOLD

DOWNLOAD G165 BROCHURE



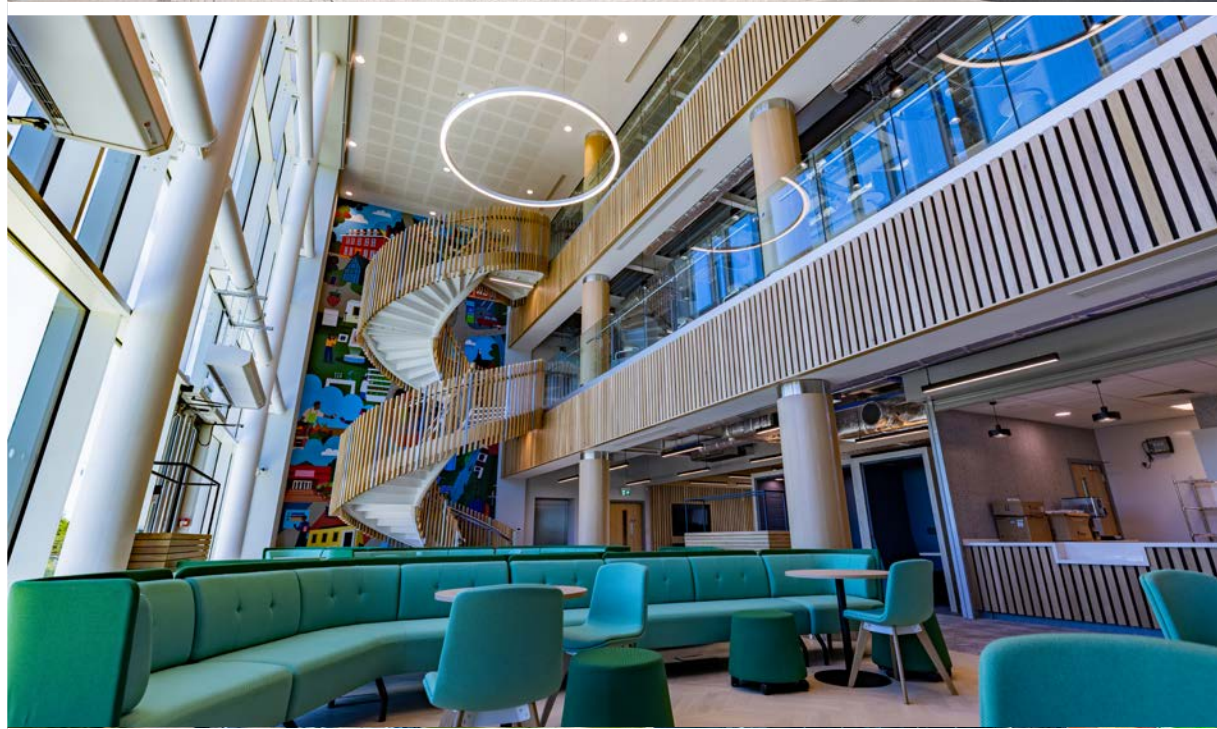
GATEWAY14 SUCCESS

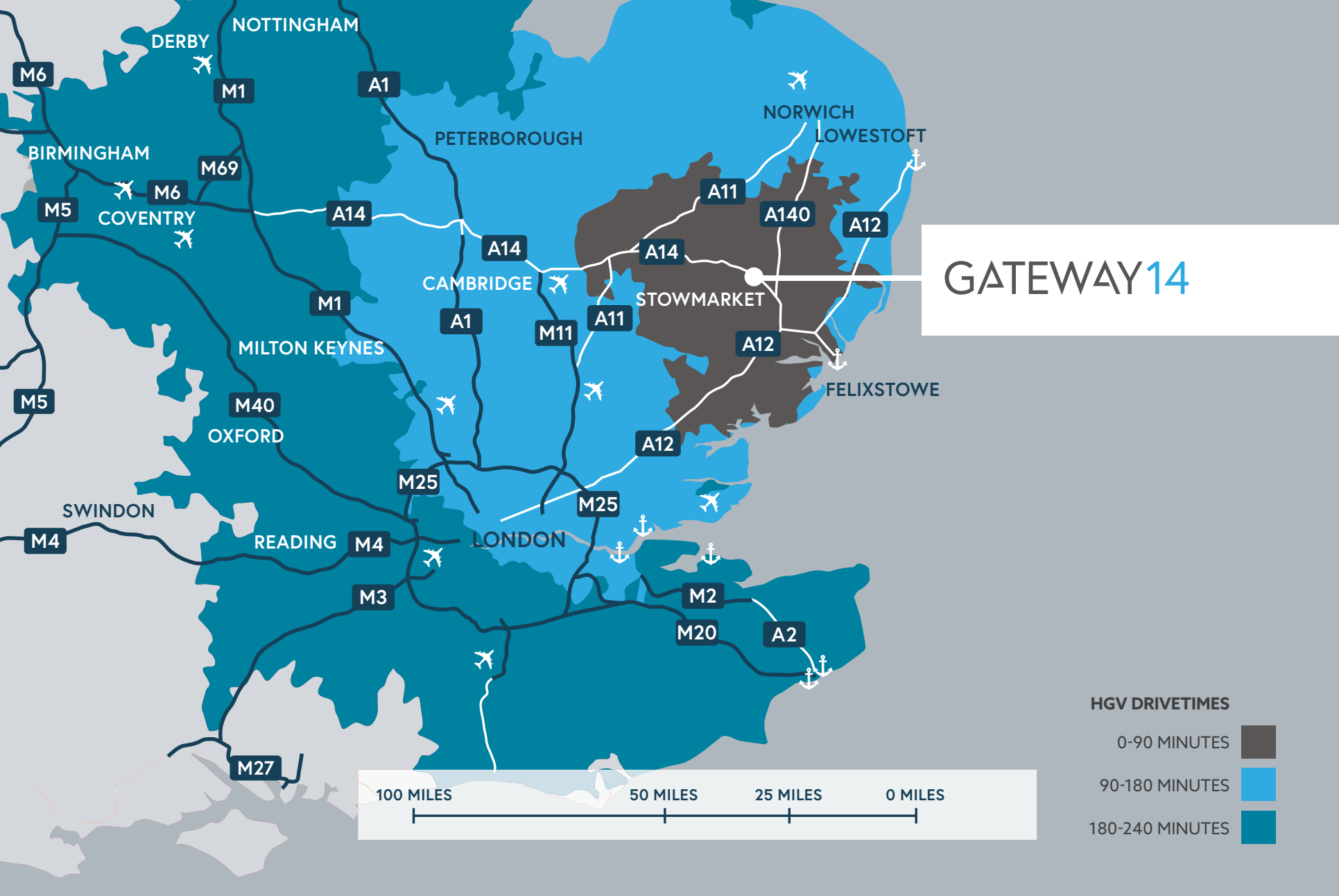
Stowmarket Innovation Gateway

35,000 SQ FT - AVAILABLE NOW



STOWMARKETINNOVATIONGATEWAY.COM





Strategically located in a prime position along the A14, 26 miles from Felixstowe, linking businesses to the heart of the UK and beyond.

SAT NAV IP14 5XS

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LOCATIONS	DRIVE TIME	MILES	PORTS	DRIVE TIME	MILES
Ipswich (Town Centre)	25 mins	12	Felixstowe	30 mins	26
Bury St Edmunds	26 mins	17	Harwich	47 mins	40
Cambridge	52 mins	43	London Gateway	1 hour 12 mins	69
Chelmsford	56 mins	50			
Bedford	1 hour 18 mins	72	AIRPORTS	DRIVE TIME	MILES
Central London	1 hour 55 mins	91	London Stansted	59 mins	63
Birmingham	2 hours 17 mins	139	Luton	1 hour 35 mins	85
			Birmingham	2 hours 17 mins	132
			East Midlands	2 hours 20 mins	138

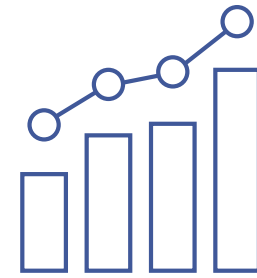
Source: Google

TRAINS
There are on average 33 direct train services per day from Monday to Friday from Stowmarket to London Liverpool Street, with an approximate journey time of 1 hour and 20 minutes.
Source: thetrainline.com





452,700 WORKING
AGE POPULATION
IN SUFFOLK



88.4% QUALIFIED
TO NVQ1 AND ABOVE

compared to 87.5% in
Great Britain

"Gateway 14 provides an integral part of Freeport East's vision for innovation-led business investment that delivers on Net Zero and skilled opportunities for our local workforce. The Stowmarket Innovation Gateway at the heart of Gateway 14 will provide occupiers with a unique opportunity to collaborate with wider partners and deliver business and social value."

STEPHEN BEEL, CHIEF EXECUTIVE FREEPORT EAST



GATEWAY14 DEMOGRAPHICS

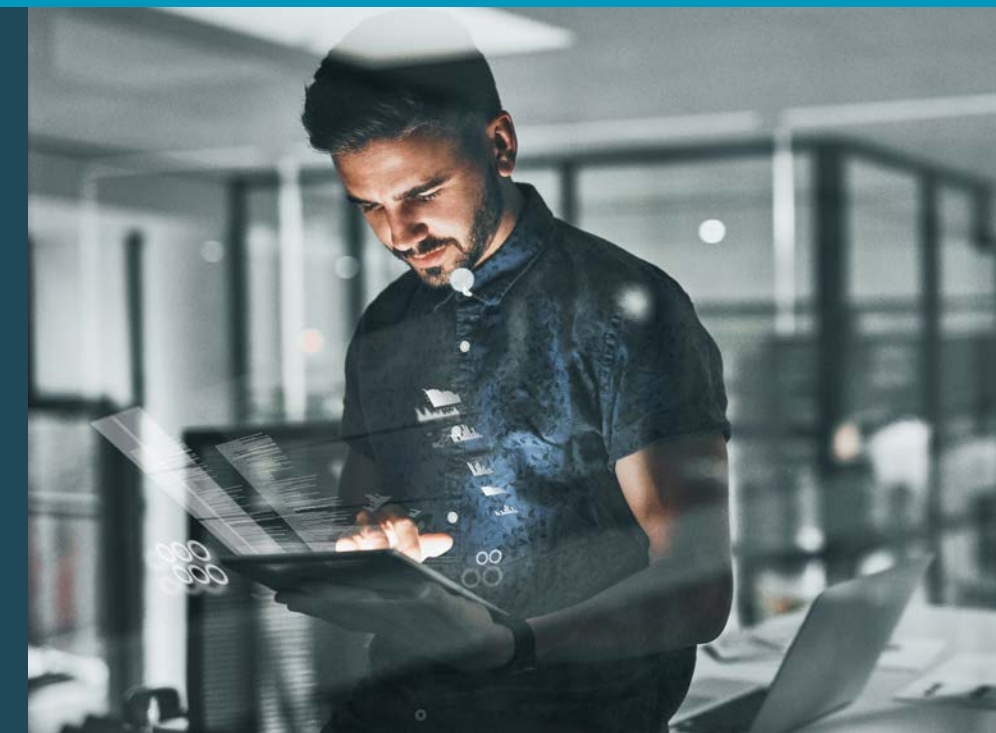
Gateway 14 has already created 2,000 new jobs with potential for thousands more in the region, working within manufacturing, innovation, transport, storage, and retail trade sectors.

Source: Nomisweb - Suffolk2021 consensus



15.5% WORKING IN
MANUFACTURING,
TRANSPORT & STORAGE

compared to 12.7% in
Great Britain



GATEWAY14

STOWMARKET



A DEVELOPMENT BY

JAYNIC

Gateway 14 is a development by Gateway 14 Ltd (wholly owned by Mid Suffolk District Council) and Jaynic.

Jaynic is an established property company focusing on land promotion and business space development in the south and east of England. The company has a strong track record in the delivery of maximum value through the planning process and high quality, sustainable and efficient development.

jaynic.co.uk

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EAST**

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GATEWAY14.COM

Anti-Money Laundering To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details. • Identification and verification of ultimate beneficial owners. • Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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