

GATEWAY14

STOWMARKET

BUSINESS, INNOVATION AND LOGISTICS PARK

20,000 - 700,000 SQ FT

G
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14



**FREEPORT
EAST**

Felixstowe
Gateway 14
Harwich

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

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

SAT NAV IP14 5XS

///WASHABLE.TALL.SATELLITE

The largest **Business, Innovation** and **Logistics** park in East Anglia

GATEWAY 14 is an established mixed use business park providing E(g), B2 and B8 units ranging from 20,000 to 700,000 sq ft

Direct access
to the A14 and

26

miles from Felixstowe

A1120

The Range
Home • Leisure • Garden

AMENITY
AREA

stowmarket
innovation
gateway
NOW OPEN

ZONE 3
G165

AssanPanel
FULLY OPERATIONAL

ZONE 4
(INNOVATION ZONE)

ZONE 2

ZONE 1

BAUDER
FULLY OPERATIONAL

J50 / A14

STOWMARKET

CAMBRIDGE / M11

FELIXSTOWE / A12

A designated Freeport
East tax and customs site

**FREEPORT
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A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

with significant Freeport
benefits and tax incentives

ZONE 1

32 ACRES

UNITS AVAILABLE LEASEHOLD / FREEHOLD

Multi-unit option

Single 700,000 sq ft option

ZONE 1 delivers the ultimate in flexibility, with build-to-suit opportunities from 20,000 to 700,000 sq ft, tailored to the exact requirements of your business.

Flexible build-to-suit opportunities from
20,000 - 700,000 sq ft

J50 / A14

ZONE 2

11.25 ACRES

UNITS AVAILABLE LEASEHOLD / FREEHOLD

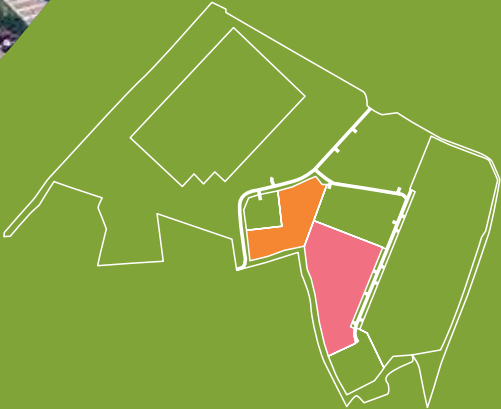
Flexible build-to-suit opportunities from 20,000 - 200,000 sq ft

ZONE 4

INNOVATION ZONE 6 ACRES

UNITS AVAILABLE LEASEHOLD / FREEHOLD

Innovation hub buildings from 20,000 -100,000 sq ft



AVAILABILITY : ZONE 3

ZONE 3

8.9 ACRES

G165 AVAILABLE LEASEHOLD / FREEHOLD

G165, Zone 3 has been designed with manufacturing and distribution in mind, with ample power supply meeting the needs of the sector.

Delivery in
9
months

Planning consent granted for new B2/B8 use facility **164,800 sq ft**



500 KVA POWER
(MORE POWER AVAILABLE)



12.5M CLEAR
INTERNAL HEIGHT



FULL BUILDING
WARRANTY
PACKAGE



Indicative CGI

Gateway 14 is part of Freeport East providing a range of **customs benefits** and **substantial tax incentives**.

As a Freeport East 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.

FREEPORT EAST | Felixstowe Gateway 14 Harwich
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BENEFITS TO BUSINESS INCLUDE:



STAMP DUTY
LAND TAX RELIEF



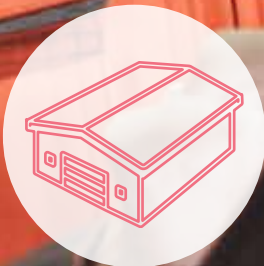
BUSINESS RATES
RELIEF



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

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

Designed for business, built to perform

GATEWAY 14 combines high-quality design, advanced features and flexible functionality to create an exceptional environment for modern business.



15 MVA POWER
TO SITE



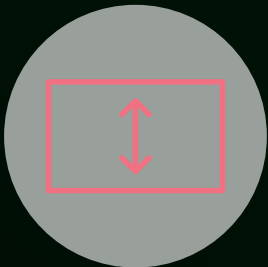
24/7
OPERATIONS



MINIMUM
BREEAM
VERY GOOD



TARGET
EPC A RATING



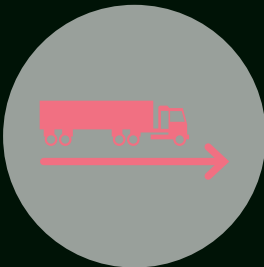
BUILDING
HEIGHTS
UP TO 21M



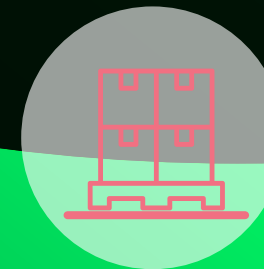
PV-READY
ROOFS



ELECTRIC
VEHICLE
CHARGING
SPACES



50M SECURE
YARDS



50 KN/M2
FLOOR LOADING



EURO DOCK
LEVEL DOORS

Building an ecosystem for tomorrow,
providing ultimate flexibility to meet
future business needs

Gateway 14 features high-quality landscaping with an enhanced biodiversity zone, enabling the site's thriving ecology whilst creating a vibrant, attractive and healthy working environment for employees.

Solar PV /
PV-ready roofs

EPC A rating
Minimum **BREEAM**
very good

20%
of each plot
with soft
landscaping

20% active
and 20% passive
EV charging spaces

Air Source
Heat Pumps

30,000 sq m
of native
buffer planting

significant
biodiversity
net gain

15,500
new trees planted

2,200 m
of native hedgerow
planted

Designed for sustainable business.
Exceeding expectations



AWARDED
BREEAM[®]
EXCELLENT


Home • Leisure • Garden









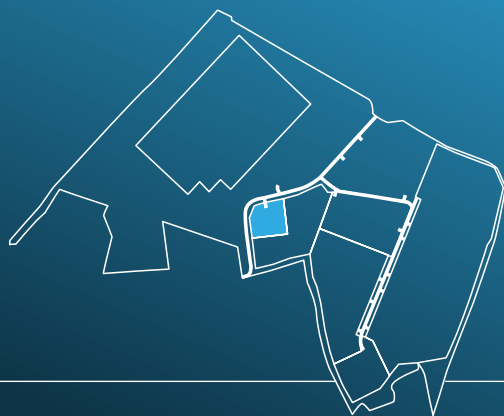
STOWMARKET INNOVATION GATEWAY

NOW OPEN PROVIDING FACILITIES FOR NEW
AND EXISTING GATEWAY 14 OCCUPIERS

WWW.STOWMARKETINNOVATIONGATEWAY.COM

“Stowmarket Innovation Gateway was designed with growing sectors such as the green economy and digital/AI technology at the heart. Its mission is to help ensure that businesses and individuals in the area are not left behind by the next wave of economic change but are instead equipped to shape and build it.”

Cllr Richard Winch,
Cabinet member for housing and property
at Mid Suffolk District Council



OFFICE SUITES
FROM 195 SQ FT



CO-WORKING
/ HOT-DESKING
SPACES



MEETING &
TRAINING
ROOMS FOR HIRE



EVENT FACILITIES
FOR UP TO 100
DELEGATES



ON-SITE CAFÉ



The Gateway to success

Gateway 14 has already accommodated 2,000 new jobs with potential for thousands more within the manufacturing, innovation, and logistics sectors.

A good public transport network and landscaped cycle paths means local employees can enjoy seamless travel to work, whilst immediate access to the A14 offers an easy commute for drivers.



464,000 WORKING
AGE POPULATION
IN SUFFOLK



80.3% QUALIFIED TO
NVQ1 AND ABOVE
COMPARED TO 81.8%
IN GREAT BRITAIN



13.4% WORKING IN
MANUFACTURING,
TRANSPORT & STORAGE
COMPARED TO 12.4%
IN GREAT BRITAIN

Source: Nomisweb - Suffolk



Cycle paths in and around **Gateway 14** encourage pleasant and healthy commuting



Located to **move business forward**

G
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14

Operational 24 hours a day, 365 days a year, **Gateway 14** is strategically located in a prime position along the A14 (J50), 26 miles from Felixstowe, linking businesses to the heart of the UK and beyond.

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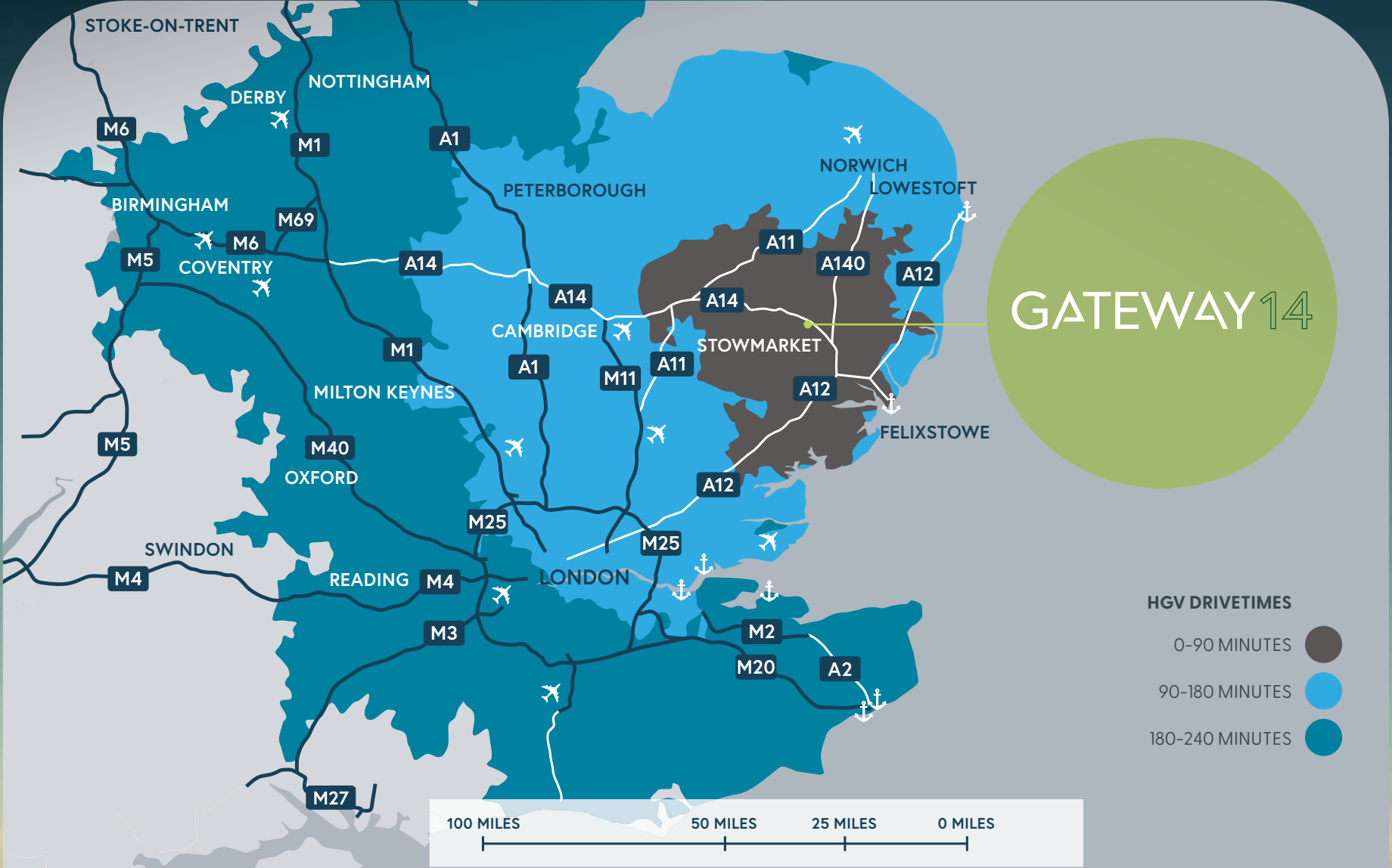
[///washable.tall.satellite](http://washable.tall.satellite)

From national advantage to global reach

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

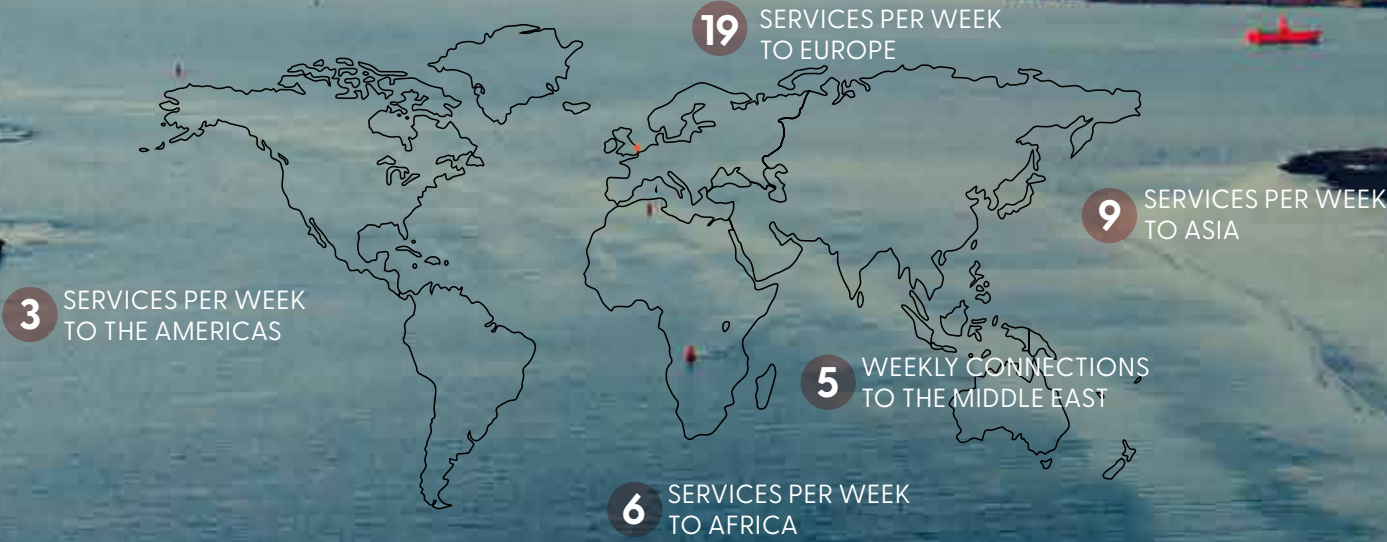
TRAINS
Stowmarket Train Station is within a 5-minute drive of the site. Where there are on average 13 direct train services per day from Monday to Friday to London.
Source: thetrainline.com

Felixstowe Port is the country’s primary route for export to European and global markets, opening gateways to business.



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shipping lines worldwide



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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GATEWAY14.COM

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