

GATEWAY14

STOWMARKET

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

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 3 8.9 ACRES

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

DELIVERY IN 9 MONTHS

ZONE 2 11.25 ACRES

BUILDINGS FROM 20,000 - 200,000 SQ FT

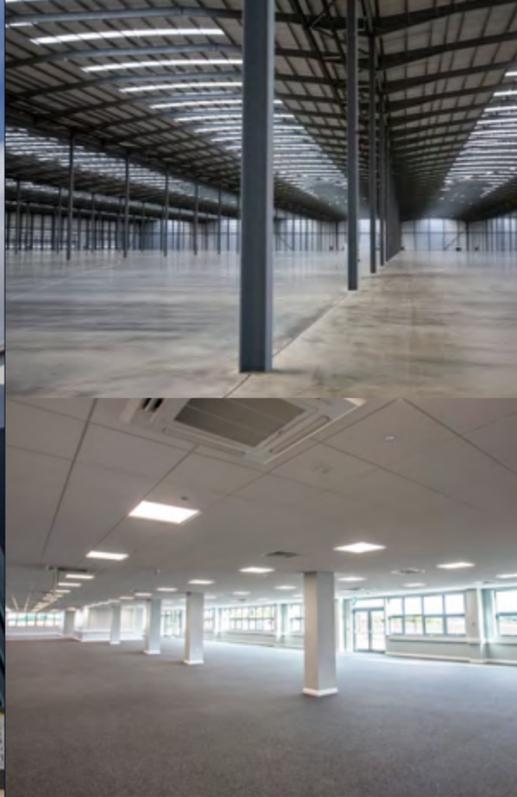
ZONE 4 (INNOVATION ZONE) 6 ACRES

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

STOWMARKET INNOVATION GATEWAY AVAILABLE FOR OCCUPATION FROM SPRING 2026

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.





GATEWAY14 SPECIFICATION

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



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



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

£2.34M

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

£4.73M

IN THE FIRST 5 YEARS*



FREEPORT EAST | Felixstowe
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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

GATEWAY14 PROGRESS

CAMBRIDGE / M11

A1120

COSTA

TESCO

STOWMARKET

MCDONALD'S

STARBUCKS

The Range
Home - Leisure - Garden
FULLY OPERATIONAL

ZONE 3
G165
PLANNING
CONSENT
GRANTED

J50 / A14

STOWMARKET
INNOVATION GATEWAY
AVAILABLE FOR OCCUPATION
FROM SPRING 2026

AssanPanel
UNDER CONSTRUCTION

AMENITY
AREA

ZONE 4
(INNOVATION ZONE)

ZONE 1

ZONE 2

BAUDER
FULLY OPERATIONAL

FELIXSTOWE

GATEWAY14 SUCCESS



G165

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

[DOWNLOAD G165 BROCHURE](#)



Assan Panel

86,565 SQ FT MANUFACTURING FACILITY UNDER CONSTRUCTION



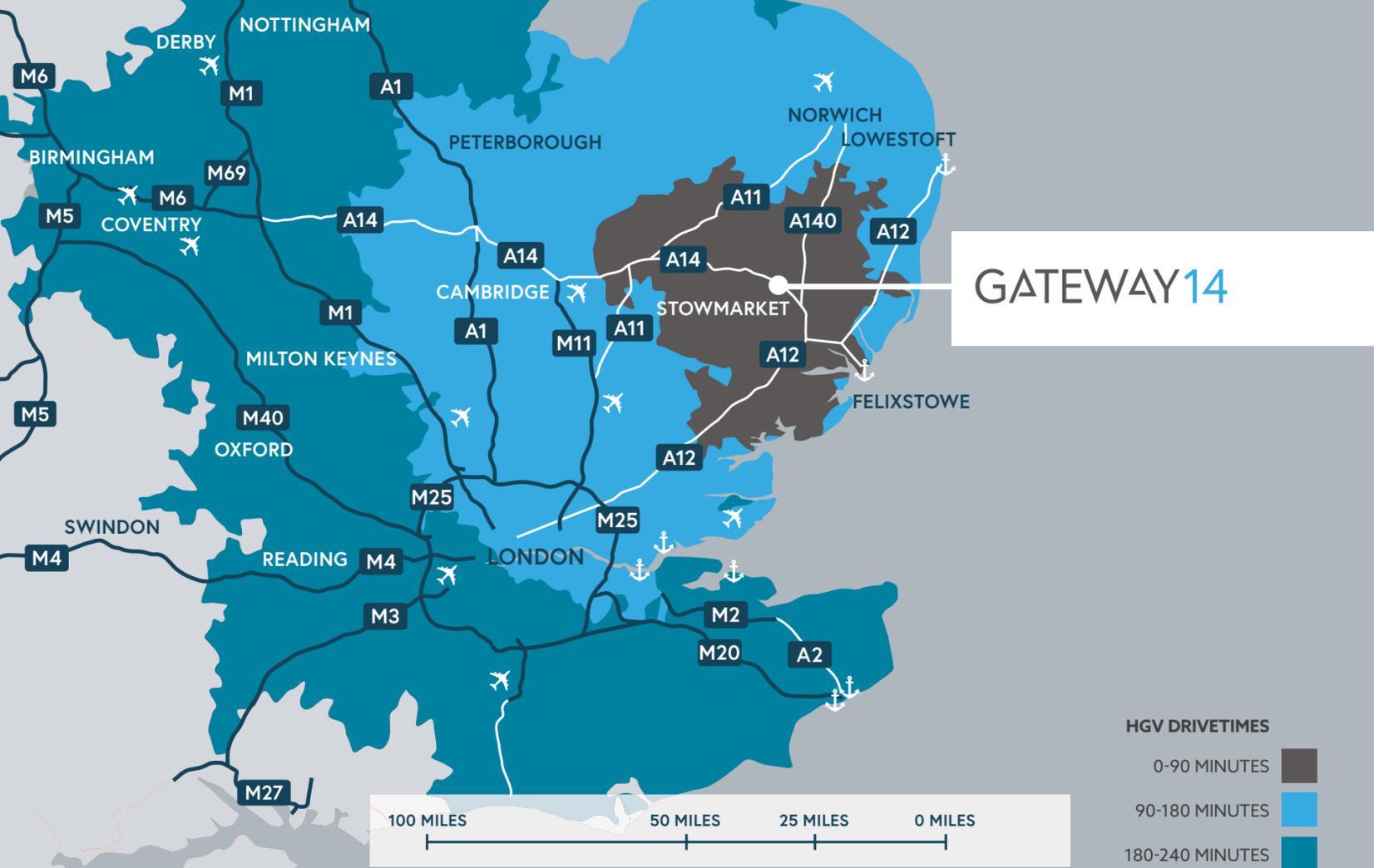
GATEWAY14 SUCCESS



STOWMARKETINNOVATIONGATEWAY.COM

Stowmarket Innovation Gateway

35,000 SQ FT - AVAILABLE FOR OCCUPATION FROM SPRING 2026



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



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



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

17
SHIPPING LINES WORLDWIDE



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 Innovation and Skills Hub being developed 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 the potential to generate thousands of jobs 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



GATEWAY 14

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

FOR FURTHER INFORMATION:

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**Mid Suffolk
DISTRICT**

**STOWMARKET
Vision**

**Suffolk
County Council**

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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