

G165

New Manufacturing and/or Distribution
Opportunity - 164,800 sq ft

PLANNING CONSENT GRANTED
DELIVERY IN 9 MONTHS

GATEWAY14
STOWMARKET



**FREEPORT
EAST**

Felixstowe
Gateway 14
Harwich

[GATEWAY14.COM/G165](https://gateway14.com/G165)

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

GATEWAY14

Planning consent has been granted for G165 which is prominently located at the entrance of Gateway 14.



PLANNING
CONSENT
GRANTED

CAN BE DELIVERED
WITHIN 9 MONTHS

FULLY
SERVICED SITE

LEASEHOLD
OR FREEHOLD

Set within 8.9 acres G165 has the flexibility to be configured to cater for manufacturing and/or distribution uses.

GATEWAY14 G165

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



TARGETING BREEAM
'EXCELLENT'



TARGET EPC
RATING: A



PV-READY
ROOF



CLEAR HEIGHT
12.5M



50 KN/M2
FLOOR LOADING



50M SECURE
YARD



EURO DOCK
LEVEL DOORS



500 KVA
POWER
(more power available)



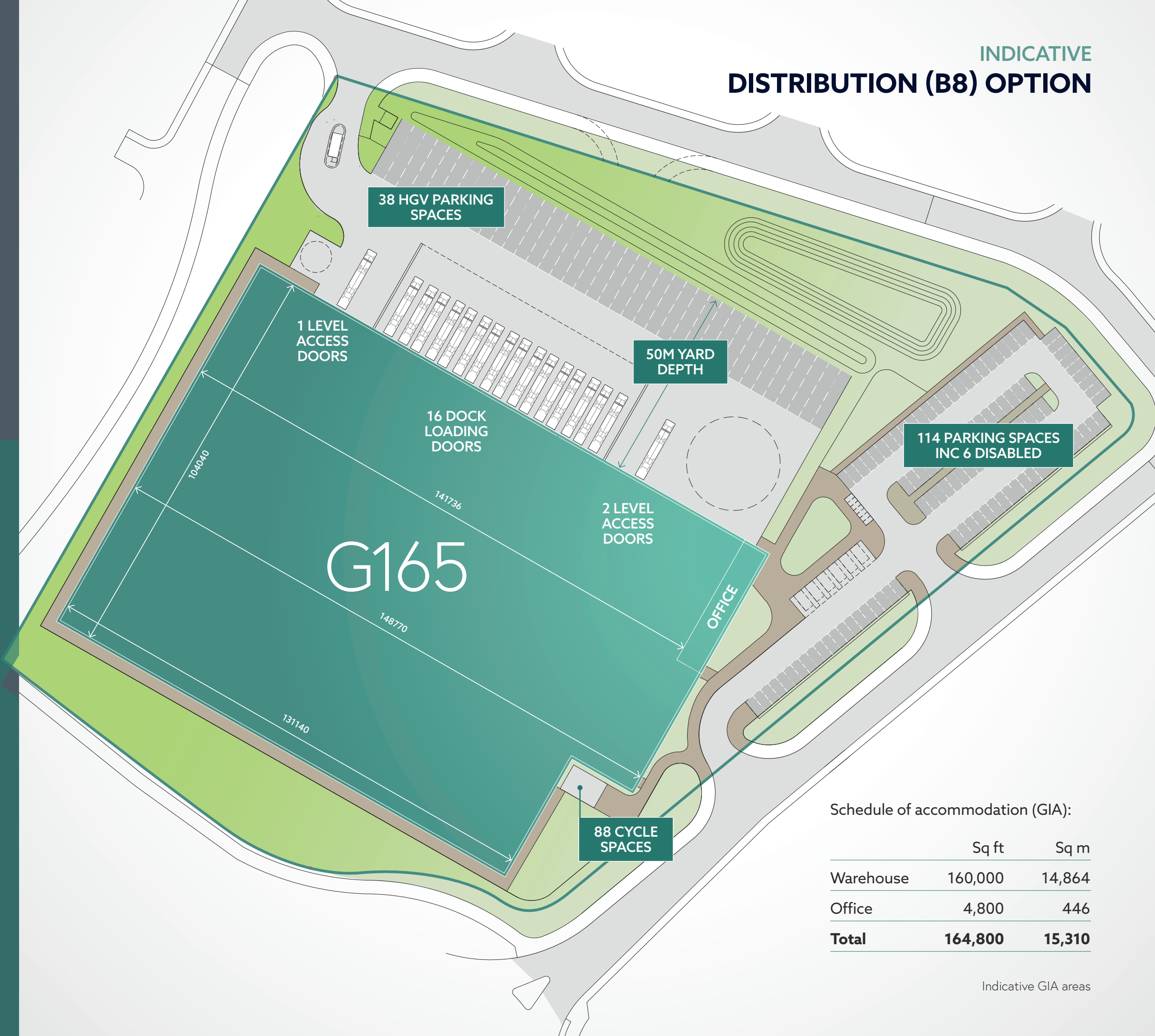
FULL BUILDING
WARRANTY
PACKAGE



ELECTRIC VEHICLE
CHARGING
SPACES

The above specification applies to both the B2 and B8 options.

INDICATIVE
DISTRIBUTION (B8) OPTION



Schedule of accommodation (GIA):

	Sq ft	Sq m
Warehouse	160,000	14,864
Office	4,800	446
Total	164,800	15,310

Indicative GIA areas

GATEWAY14 G165



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.

G165 CAN ACHIEVE A
POTENTIAL SAVING OF

£4.025M

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 manufacturing, logistics, office and R&D companies.

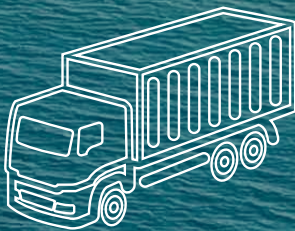
* These figures are for illustrative purposes only and actual figures will vary for individual occupiers.



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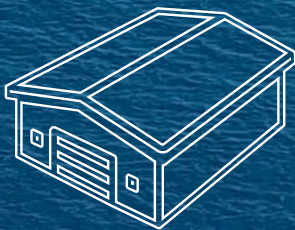
BUSINESS RATES RELIEF



ENHANCED CAPITAL ALLOWANCES
ON MACHINERY AND EQUIPMENT



VARIOUS CUSTOMS DUTY DEFERRAL
AND EXEMPTION SCHEMES



ENHANCED STRUCTURES
AND BUILDING ALLOWANCES



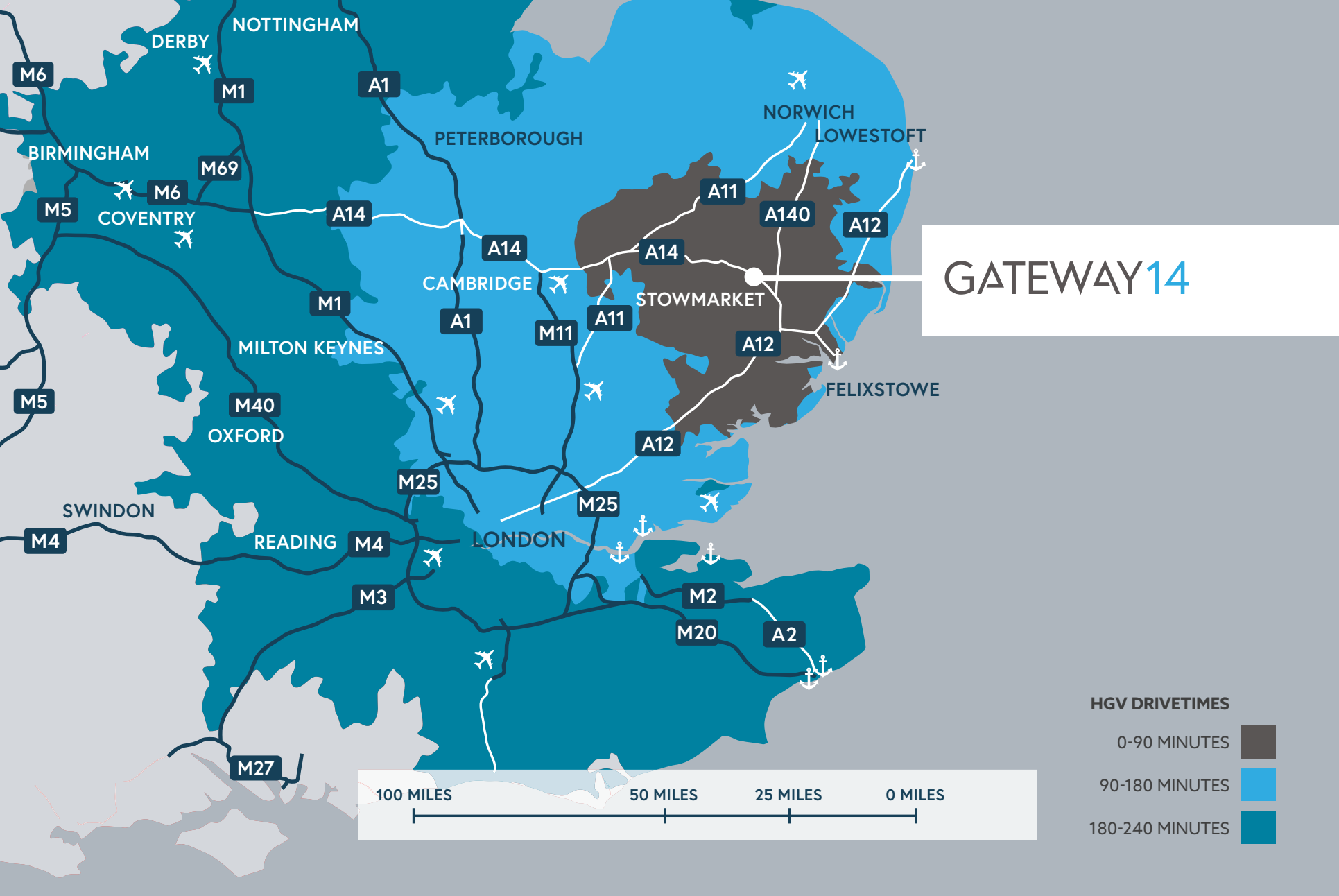
EMPLOYER NATIONAL INSURANCE
CONTRIBUTIONS RELIEF



ACCESS TO INNOVATION CLUSTER
AND FUNDING OPPORTUNITIES



FREEPORT EAST
SKILLS PARTNERSHIPS



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

///what3words: washable.tall.satellite

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



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.



452,700 WORKING AGE
POPULATION IN SUFFOLK



88.4% QUALIFIED TO
NVQ1 AND ABOVE
compared to 87.5% in Great Britain



15.5% WORKING IN
MANUFACTURING,
TRANSPORT & STORAGE
compared to 12.7% in Great Britain

Source: Nomisweb - Suffolk2021 consensus

G165 GATEWAY14

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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GATEWAY14.COM

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