

# Eastern GATEWAY



MAJOR INDUSTRIAL AND LOGISTICS PARK  
IPSWICH A14 (J54)

[easterngateway.co.uk](http://easterngateway.co.uk)





# LOCATION

## IPSWICH A14 (J54)

**Eastern Gateway is one of the largest development opportunities in East Anglia. Its unrivalled geographical position and Enterprise Zone status make it an ideal location for up to 1,000,000 sq ft of B1, B2, B8 uses.**

Strategically located at J54 of the A14, Eastern Gateway is within easy reach of both national and international markets. The A14 links Ipswich and the Port of Felixstowe to the heart of the national motorway network.

Ready access to the A12 connects Eastern Gateway directly to London and the South East.

Outline planning consent has been secured for over 1,000,000 sq ft of B1, B2, B8, motor sales, hotel and local retail uses.

Construction has commenced on the first phase of infrastructure to create a fully 'master planned' setting for business with high quality services and landscaping.

Work is now underway to build a 265,000sqft national distribution unit for LDH (La Doria) Ltd.

**Eastern**  
GATEWAY





Direct Access to A14



6 miles  
17 miles  
30 miles

Port centric location  
to Ipswich port  
to Felixstowe port  
to Harwich port



28 metres

clear height available  
subject to planning  
consent



Enterprise Zone status  
benefits include a  
business rate discount  
of up to £275,000 over  
five years



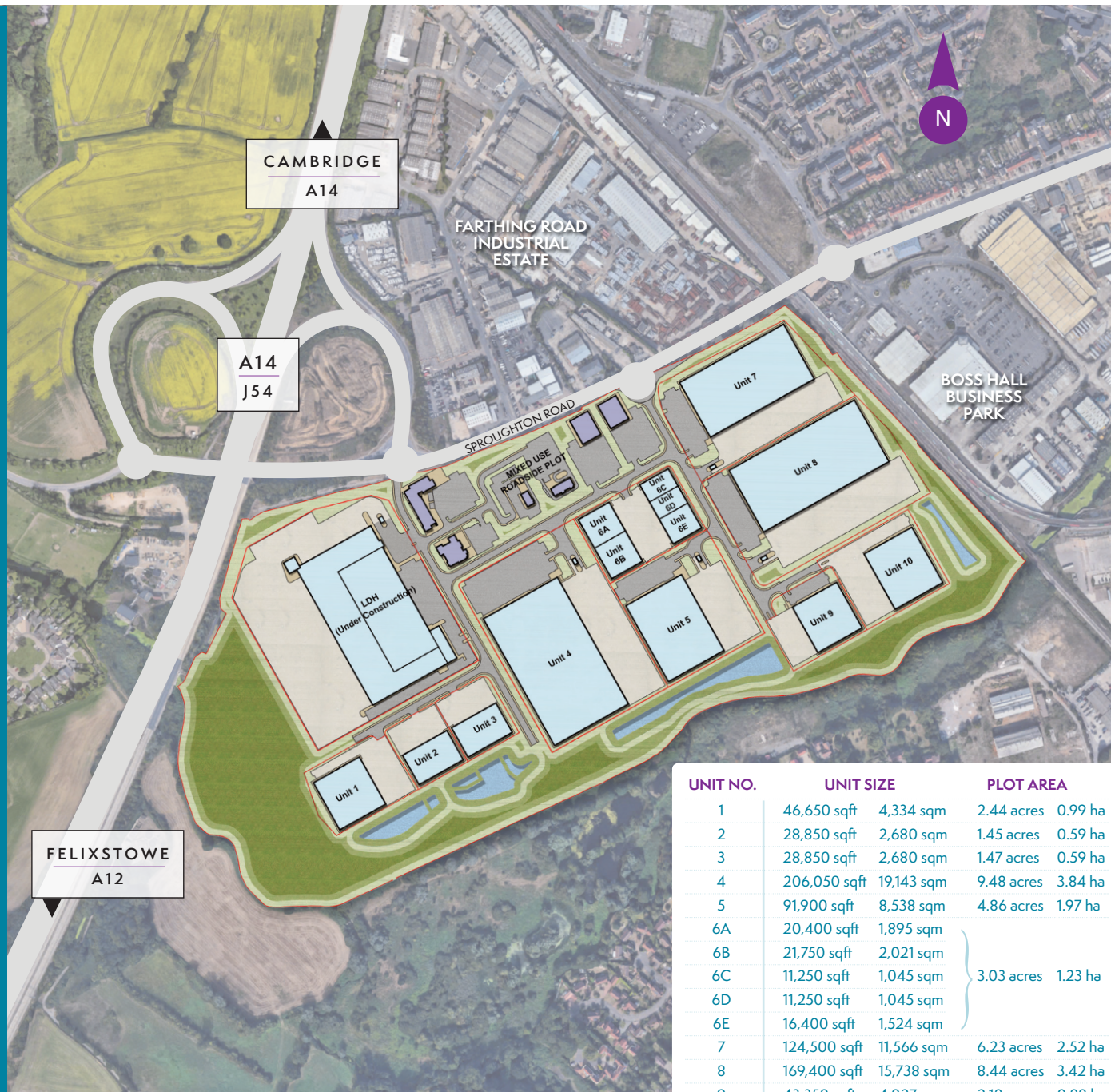
Outline planning  
consent for: B1/B2/B8,  
motor sales, hotel and  
local retail uses



Design and build  
packages available



Freehold and leasehold  
options, including land  
sales



INDICATIVE LAYOUT ONLY  
- plots capable of being configured to meet occupiers requirements

UNIT NO.	UNIT SIZE		PLOT AREA	
1	46,650 sqft	4,334 sqm	2.44 acres	0.99 ha
2	28,850 sqft	2,680 sqm	1.45 acres	0.59 ha
3	28,850 sqft	2,680 sqm	1.47 acres	0.59 ha
4	206,050 sqft	19,143 sqm	9.48 acres	3.84 ha
5	91,900 sqft	8,538 sqm	4.86 acres	1.97 ha
6A	20,400 sqft	1,895 sqm	3.03 acres	1.23 ha
6B	21,750 sqft	2,021 sqm		
6C	11,250 sqft	1,045 sqm		
6D	11,250 sqft	1,045 sqm		
6E	16,400 sqft	1,524 sqm	6.23 acres	2.52 ha
7	124,500 sqft	11,566 sqm		
8	169,400 sqft	15,738 sqm	8.44 acres	3.42 ha
9	43,350 sqft	4,027 sqm	2.18 acres	0.88 ha
10	57,050 sqft	5,300 sqm	3.00 acres	1.21 ha
Roadside			6.99 acres	2.83 ha





**Eastern**  
GATEWAY

[easterngateway.co.uk](http://easterngateway.co.uk)



WORKING IN PARTNERSHIP WITH

**NEWANGLIA**  
Local Enterprise Partnership  
for Norfolk and Suffolk



SPACE TO INNOVATE

**Lambert  
Smith  
Hampton** lsh.co.uk

**01223 276 336**  
**020 7198 2102**

**Nick O'Leary**  
[noleary@lsh.co.uk](mailto:noleary@lsh.co.uk)  
07725 372577

**Paul Fitch**  
[pfitch@lsh.co.uk](mailto:pfitch@lsh.co.uk)  
07771 607585

SAVILLS IPSWICH

[savills.co.uk](http://savills.co.uk)



**01473 234 800**

**Chris Moody**  
[cmoody@savills.com](mailto:cmoody@savills.com)  
07968 550339

**Phil Dennis**  
[pdennis@savills.com](mailto:pdennis@savills.com)  
07799 221113

Disclaimer: Lambert Smith Hampton Group Limited and Savills and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH and Savills or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH and Savills has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH and Savills or its employees or agents, LSH and Savills will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH and Savills. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.