

AVAILABLE  
MAY 2024

# ACCESS

AT EASTERN GATEWAY, IPSWICH IP1 5BL

FIVE NEW INDUSTRIAL & LOGISTICS UNITS  
12,905 TO 52,350 SQ FT (1,199 TO 4,863 SQ M)

[www.accesseasterngateway.co.uk](http://www.accesseasterngateway.co.uk)

**TD** TREBOR  
DEVELOPMENTS

**HILLWOOD**  
A PEROT COMPANY®



## INTRODUCTION

Access at Eastern Gateway is a new industrial and logistics scheme, strategically located directly adjacent to Junction 54 of the A14 and approximately 2 miles west of Ipswich Town Centre.



Detailed planning consent has been secured for a five unit scheme which started on site in July 2023, targeting practical completion in May 2024.

The A14 directly links Eastern Gateway with the International Container Port of Felixstowe which lies 17 miles (27 km) to the East and the national motorway network to the West providing access to the Midlands and North. Furthermore, the site lies in close proximity to the Copdock Interchange which connects the A14 with the A12 which in turn provides access to London and the South East.



# AERIAL

Other local occupiers include:

LA DORIA

amazon

REXEL

Hanson  
HEIDELBERGCEMENT Group

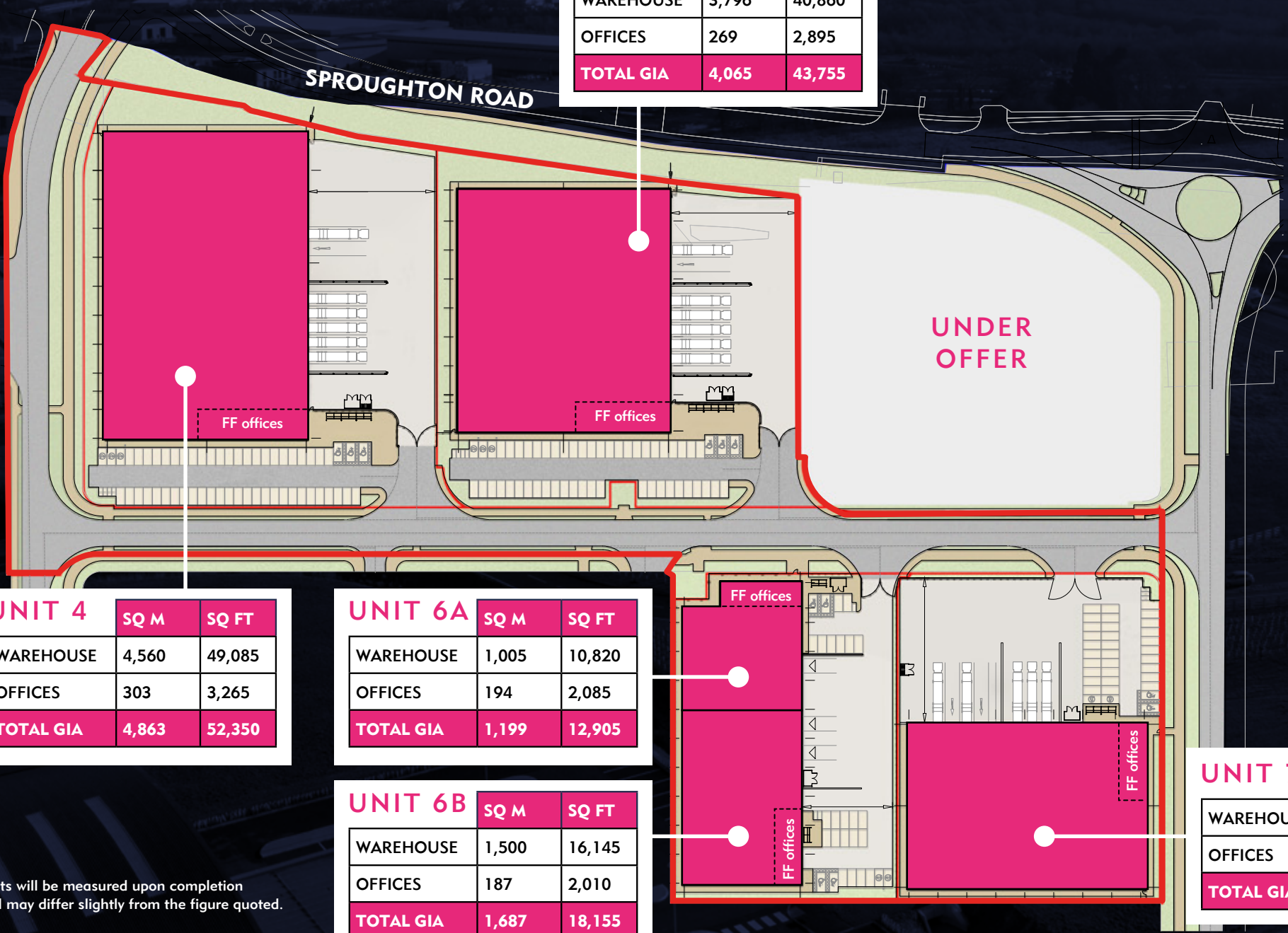
Tuffnells





# SITE PLAN

UNIT 5	SQ M	SQ FT
WAREHOUSE	3,796	40,860
OFFICES	269	2,895
<b>TOTAL GIA</b>	<b>4,065</b>	<b>43,755</b>



SPROUGHTON ROAD

UNDER OFFER

UNIT 4	SQ M	SQ FT
WAREHOUSE	4,560	49,085
OFFICES	303	3,265
<b>TOTAL GIA</b>	<b>4,863</b>	<b>52,350</b>

UNIT 6A	SQ M	SQ FT
WAREHOUSE	1,005	10,820
OFFICES	194	2,085
<b>TOTAL GIA</b>	<b>1,199</b>	<b>12,905</b>

UNIT 6B	SQ M	SQ FT
WAREHOUSE	1,500	16,145
OFFICES	187	2,010
<b>TOTAL GIA</b>	<b>1,687</b>	<b>18,155</b>

UNIT 7	SQ M	SQ FT
WAREHOUSE	2,870	30,895
OFFICES	202	2,175
<b>TOTAL GIA</b>	<b>3,072</b>	<b>33,070</b>

Units will be measured upon completion and may differ slightly from the figure quoted.





amazon

LA DORIA

UNIT 6

UNIT 5

UNIT 7

# UNIT 4

52,350 SQ FT (4,863 SQ M) – GIA



**12M**  
eaves height



**5 DOCK LEVEL**  
and 1 surface level loading door



**50 kN**  
floor loading



**350kVA**  
power supply



**GRADE A OPEN PLAN**  
fitted first floor offices



**60 CAR PARKING SPACES**



**SECURE YARD**

## ENHANCED SPECIFICATION



**35M DEPTH**  
secure self-contained yard



**CYCLE SPACES**  
and shower facilities



**FIBRE**  
connectivity



**A RATING**  
anticipated EPC



**BREEAM**  
"Excellent"



**ROOF DESIGNED FOR PV PANELS**



**3 EV**  
charging points



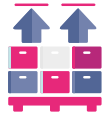
**SUSTAINABLE MATERIALS**





# UNIT 5

43,755 SQ FT (4,065 SQ M) – GIA



**10M**  
eaves height



**5 DOCK LEVEL**  
and 1 surface level loading door



**50 kN**  
floor loading



**300kVA**  
power supply



**GRADE A OPEN PLAN**  
fitted first floor offices



**58 CAR PARKING SPACES**



**SECURE YARD**

## ENHANCED SPECIFICATION



**35M DEPTH**  
secure self-contained yard



**CYCLE SPACES**  
and shower facilities



**FIBRE**  
connectivity



**A RATING**  
anticipated EPC



**BREEAM**  
"Excellent"



**ROOF DESIGNED FOR PV PANELS**



**3 EV**  
charging points



**SUSTAINABLE MATERIALS**





highways  
england

amazon

LA DORIA

UNIT 4

UNIT 5

UNIT 7

# UNIT 6A

12,905 SQ FT (1,199 SQ M) – GIA



**8M**  
eaves height



**1 LEVEL ACCESS DOOR**



**50 kN**  
floor loading



**90kVA**  
power supply



**GRADE A OPEN PLAN**  
fitted first floor offices



**9 CAR PARKING SPACES**



**SECURE YARD**

## ENHANCED SPECIFICATION



**25M DEPTH**  
secure self-contained yard



**CYCLE SPACES**  
and shower facilities



**FIBRE**  
connectivity



**A RATING**  
anticipated EPC



**BREEAM**  
"Excellent"



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**SUSTAINABLE MATERIALS**





# UNIT 6B

18,155 SQ FT (1,687 SQ M) – GIA



**8M**  
eaves height



**2 LEVEL**  
ACCESS DOORS



**50 kN**  
floor loading



**120kVA**  
power supply



**GRADE A OPEN PLAN**  
fitted first floor offices



**20 CAR PARKING**  
SPACES



**SECURE YARD**

## ENHANCED SPECIFICATION



**25M DEPTH**  
secure self-contained yard



**CYCLE SPACES**  
and shower facilities



**FIBRE**  
connectivity



**A RATING**  
anticipated EPC



**BREEAM**  
"Excellent"



**ROOF DESIGNED**  
FOR PV PANELS



**2 EV**  
charging points



**SUSTAINABLE**  
MATERIALS





amazon

LA DORIA

UNIT 4

UNIT 5

UNIT 6



# UNIT 7

33,070 SQ FT (3,072 SQ M) – GIA



**10M**  
eaves height



**3 DOCK LEVEL**  
and 2 surface level loading doors



**50 kN**  
floor loading



**220kVA**  
power supply



**GRADE A OPEN PLAN**  
fitted first floor offices



**37 CAR PARKING SPACES**



**SECURE YARD**

## ENHANCED SPECIFICATION



**40M DEPTH**  
secure self-contained yard



**CYCLE SPACES**  
and shower facilities



**FIBRE**  
connectivity



**A RATING**  
anticipated EPC



**BREEAM**  
"Excellent"



**ROOF DESIGNED FOR PV PANELS**



**2 EV**  
charging points



**SUSTAINABLE MATERIALS**



# CONNECTIVITY

Ipswich is the County town of Suffolk which is ideally situated to serve industrial and logistics occupiers lying adjacent to the A14 which links the Port of Felixstowe with the national motorway network.

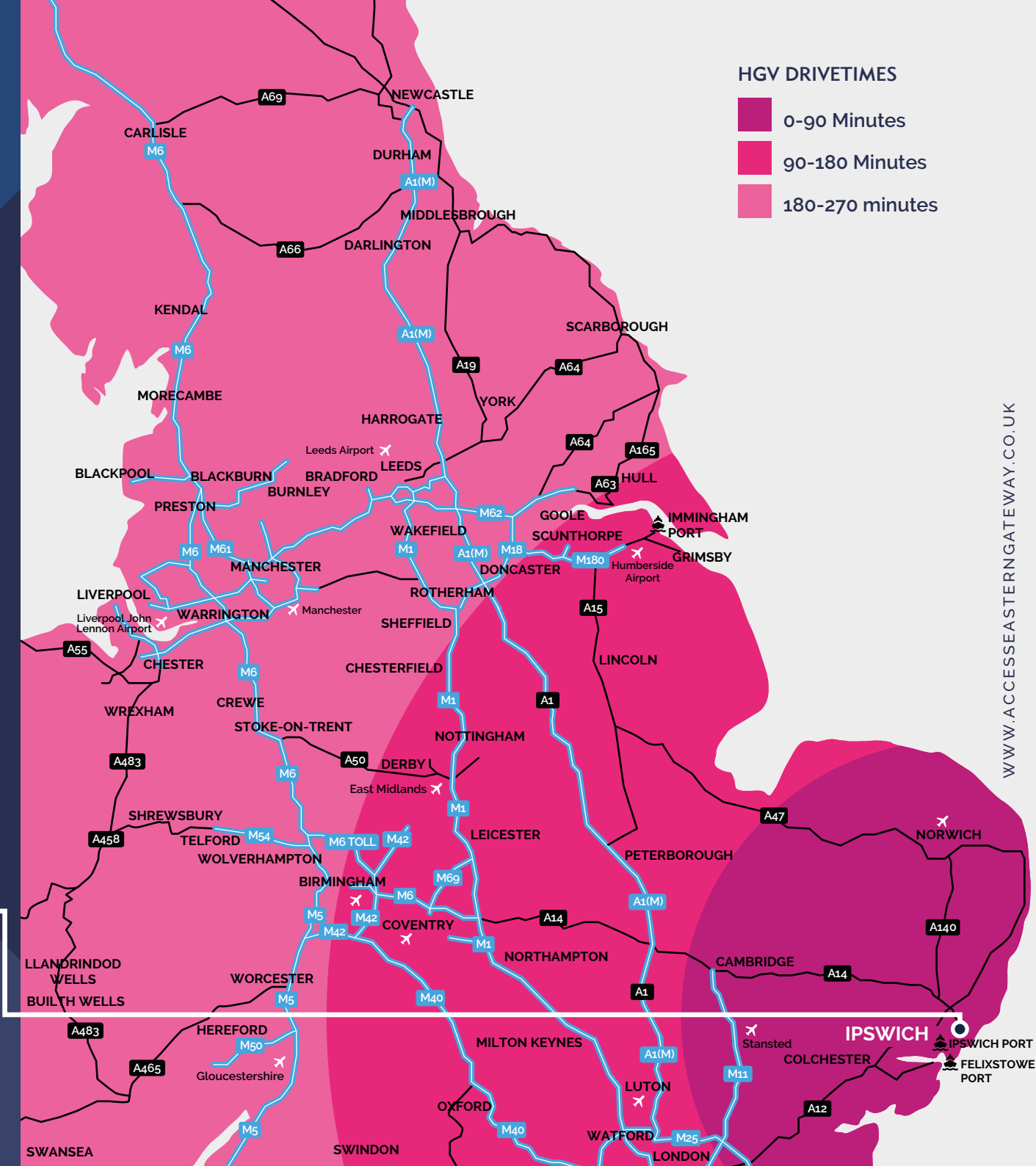
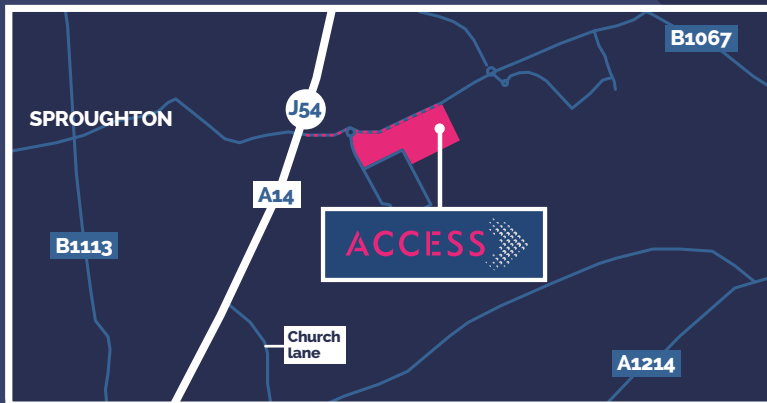
## DRIVE TIMES

J54 A14	0.4 miles	1 min
A12	2.5 miles	3 mins
Ipswich	2 miles	10 mins
Bury St Edmunds	27 miles	32 mins
Colchester	18 miles	34 mins
Braintree	35 miles	46 mins
M25	54 miles	1 hr
Cambridge	53 miles	1 hr 6 mins
Norwich	44 miles	1 hr 12 mins
Peterborough	93 miles	1 hr 40 mins
Luton	99 miles	1 hr 54 mins
London	81 miles	2 hrs 23 mins

## PORTS & AIRPORTS

Ipswich Port	3 miles	9 mins
Felixstowe Port	17 miles	22 mins
Norwich Airport	46 miles	1 hr 18 mins
Stansted Airport	48 miles	55 mins
London Luton	99 miles	1 hr 50 mins

Source: Google Maps







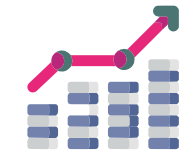
# DEMOGRAPHICS



**53.5%**  
of goods exported to the EU,  
6.5% higher than UK average



**£552**  
gross weekly pay  
vs £613.10 UK average



**136%**  
container growth for Haven Ports  
by 2030



**8,500 HGVs**  
travel the Suffolk stretch  
of the A14 each year



**84.8%**  
of Ipswich population  
are within working age,  
vs 78.5% UK average



**224,019**  
economically active workforce  
within a 30 minute drive



# TREBOR DEVELOPMENTS

We've been paving the way for commercial properties for over a decade. Delivering units from 10,000 sq ft to 1,000,000 sq ft, we made our name implementing straightforward development processes that put sustainable building practices ahead of profits.

Founded in 2008, Trebor Developments is today a market leader in industrial development. Through our work with occupiers, agents and financial institutions, we've fulfilled the vision of countless businesses and earned a reputation for intelligent delivery.

Along the way, we've stuck to our belief that development should always be strategic. That's why your business objectives are the starting point we refer to when approaching any project. The same is true of the spaces we build to let. Everything is managed so that all stakeholders feel represented by the final outcome.

Most importantly, we have skin in the game. We're a private, owner-managed organisation with no PLC or string of shareholders to report to. Decisions are made quickly and we apply a more hands-on approach in order to make your business, our business.



GATEWAY 4, DONCASTER



CENTRAL APPROACH, BRISTOL



THE RIDGE, HAVERHILL



DELTA PARK, PETERBOROUGH



**BEST IN CLASS**

technical team and consultants



**6M SQ FT**

committed from Q1 2022



**FOCUSED**

Small, focused home team



**LIVE PROJECTS**

in every region nationally, outside of the SE



**NET ZERO**

Developing to BREEAM 'Excellent' and Net Zero



**PRIVATELY OWNED**

Recent Occupiers:





# FURTHER INFORMATION

## PLANNING

Detailed planning consent for unrestricted B2 and B8 employment uses [Planning Reference No. DC/22/00682].

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

## TIMING

All five units are under construction, having started on site in July 2023. The scheme is targeting practical completion in May 2024

## CONTACT

Please contact the retained agents:

**Lambert  
Smith  
Hampton**

**RICHARD MEERING**  
07538 881 997  
rmeering@lsh.co.uk

**PETER EDWARDS**  
07354 846 001  
pedwards@lsh.co.uk

**savills**

**PHIL DENNIS**  
07799 221 113  
pdennis@savills.com

**ACCESS**   
AT EASTERN GATEWAY, IPSWICH IP1 5BL

[WWW.ACCESSEASTERNGATEWAY.CO.UK](http://WWW.ACCESSEASTERNGATEWAY.CO.UK)

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