

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

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



TO MIDLANDS

A14

TO FELIXSTOWE

J54

SPROUGHTON SERVICES



LA DORIA

UNIT 4

UNIT 5

SPROUGHTON ROAD

UNDER OFFER

PHASE 2

UNIT 7

UNIT 6

amazon

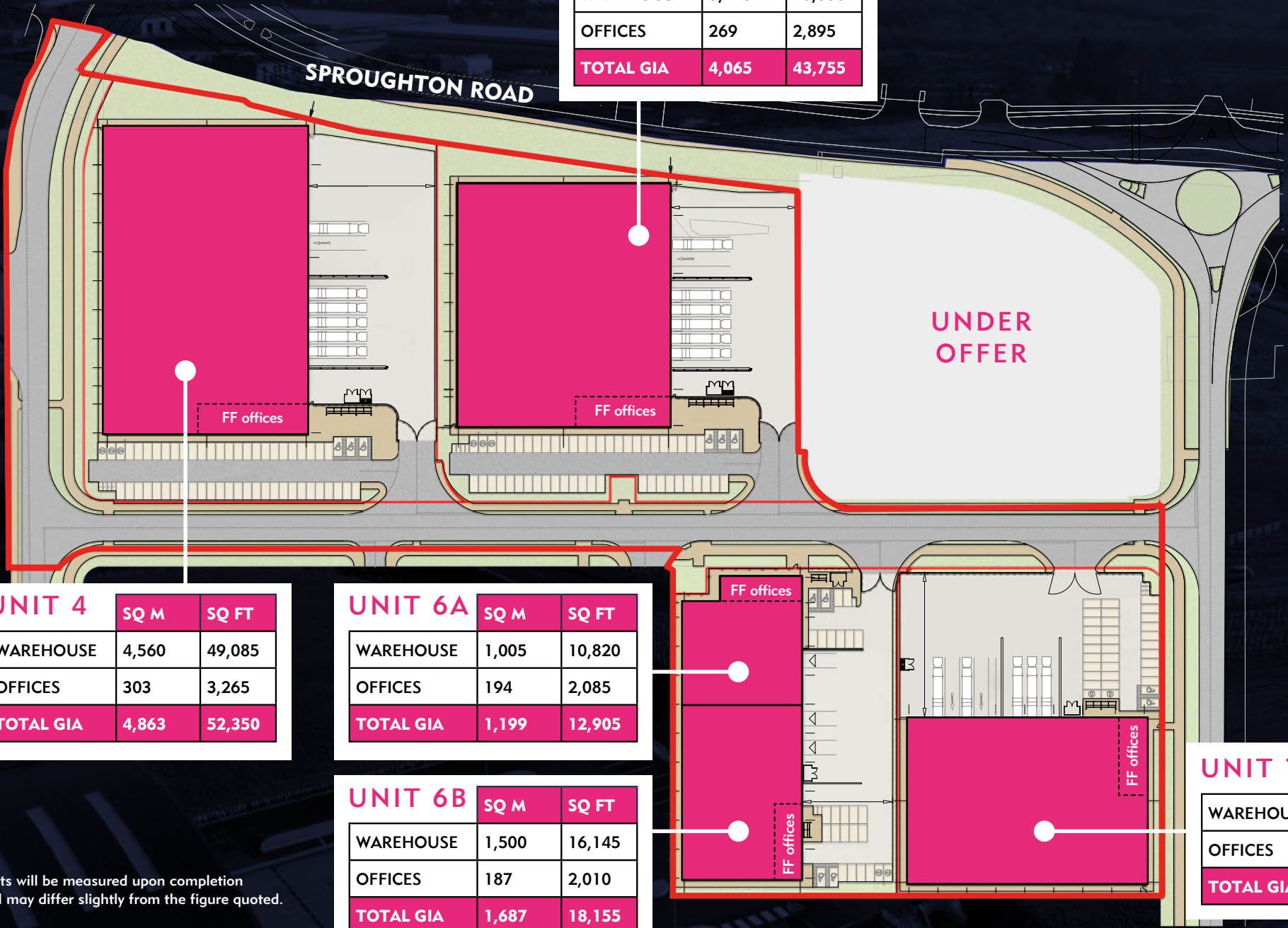
Morrisons

ALDI

WWW.ACCESSEASTERNGATEWAY.CO.UK

SITE PLAN

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



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

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

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

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

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



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"

 **ROOF DESIGNED**
FOR PV PANELS

 **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



highways
england

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.

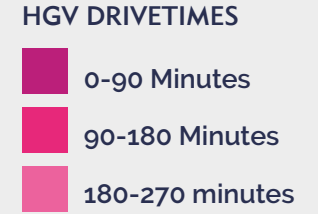
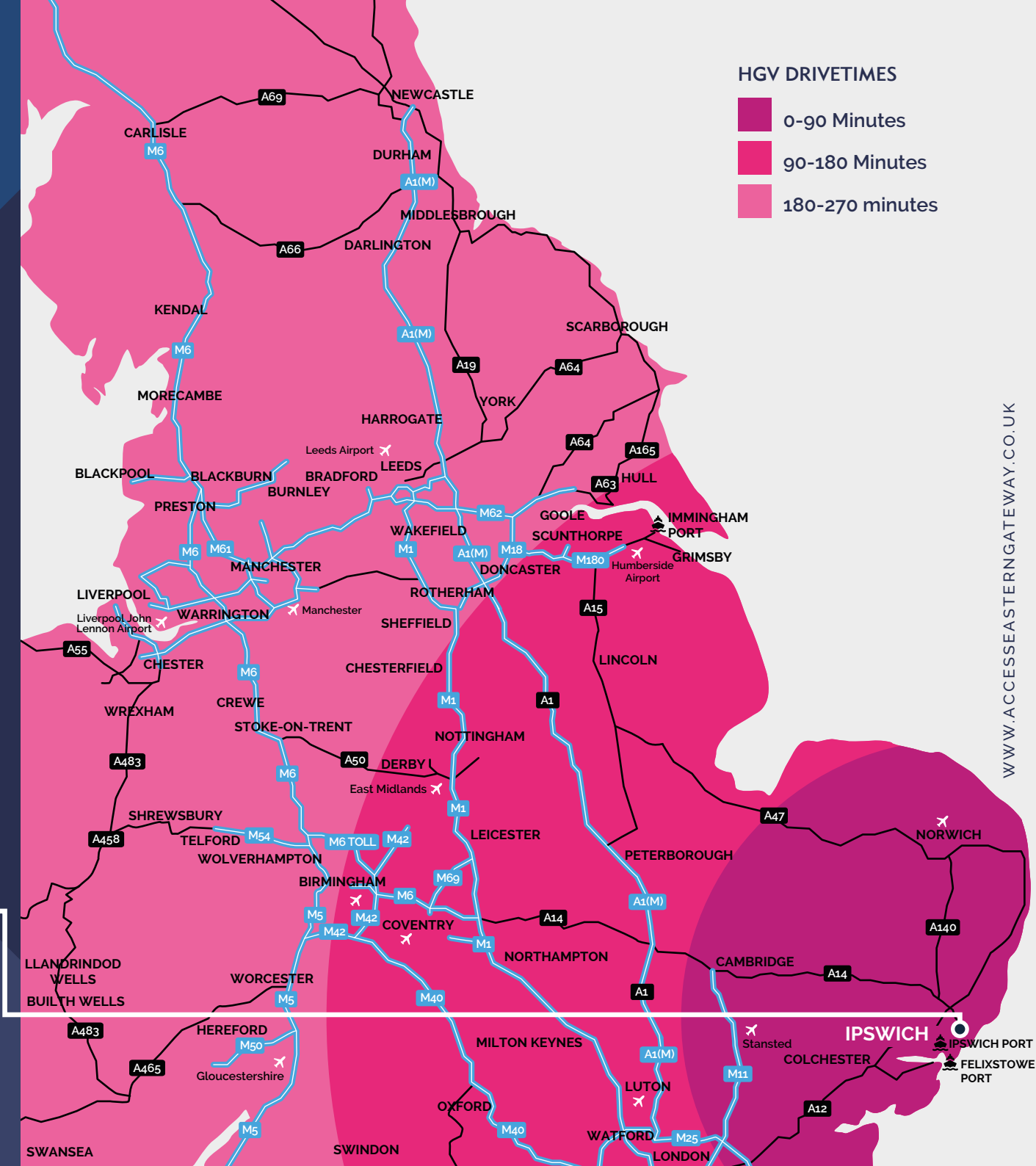
DRIVE TIMES

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





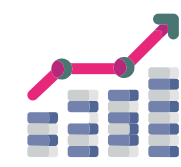
DEMOGRAPHICS



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:

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