

Eastern GATEWAY



MAJOR INDUSTRIAL AND LOGISTICS PARK
IPSWICH A14 (J54)

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.

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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



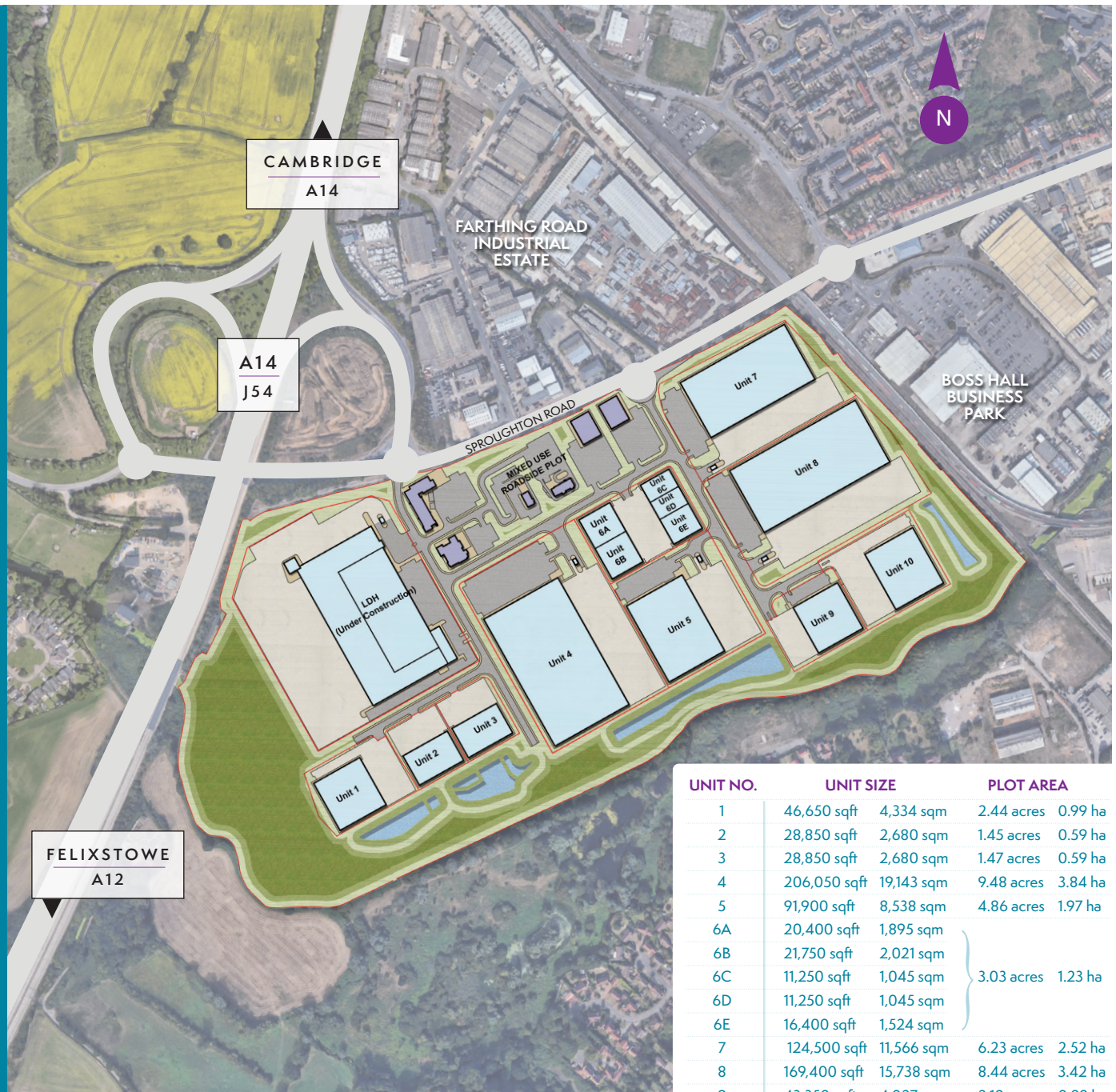
Outline planning
consent for: B1/B2/B8,
motor sales, hotel and
local retail uses



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



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IPSWICH
BOROUGH COUNCIL

WORKING IN PARTNERSHIP WITH

NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk



SPACE TO INNOVATE

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