

# GATEWAY14

STOWMARKET

BUSINESS, INNOVATION AND LOGISTICS PARK

GATEWAY14.COM

**FREEPORT  
EAST** | Felixstowe  
Gateway 14  
Harwich

GATEWAY14

The largest business, innovation and logistics park in East Anglia.



OUTLINE PLANNING  
CONSENT GRANTED

156 ACRES WITH UP TO  
2.36M SQ FT OF SPACE  
AVAILABLE

MAIN INFRASTRUCTURE  
COMPLETED

LEASEHOLD OR  
FREEHOLD UNITS

Units from  
20,000 to 1 million sq ft

GATEWAY14 **INDICATIVE MASTER PLAN**

Gateway 14 offers up to 2.36 million sq ft of innovation, business and logistics accommodation, making it the destination of choice in the region.

**ZONE 1** **36 ACRES**  
 BUILDINGS FROM  
 20,000 - 640,000 SQ FT

**ZONE 3** **8.9 ACRES**  
 G165 PLANNING APPLICATION  
 SUBMITTED FOR NEW B2/B8 USE  
 FACILITY 164,796 SQ FT

[DOWNLOAD BROCHURE](#)

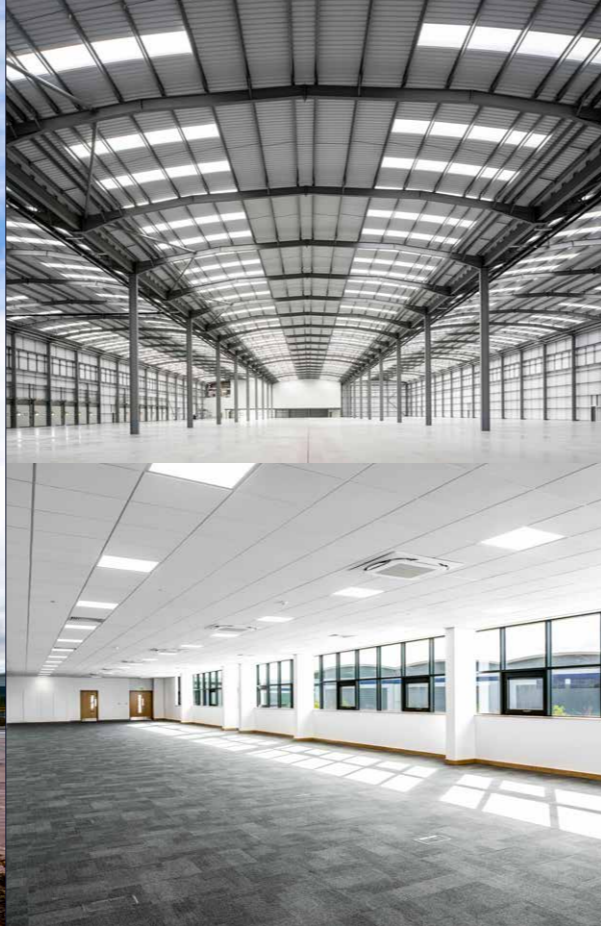
**ZONE 2** **17 ACRES**  
 BUILDINGS FROM  
 20,000 - 316,000 SQ FT

**ZONE 4  
 (INNOVATION ZONE)** **8 ACRES**  
 INNOVATION HUB BUILDINGS FROM  
 20,000 - 135,000 SQ FT

Mixed use development providing E(g), B2 and B8 units ranging from 20,000 to 1 million sq ft, within a typical delivery time of nine months.



Indicative GIA areas and masterplan shown. Units can be constructed to meet occupier size requirements.



## GATEWAY14 SPECIFICATION

High quality specification to provide ultimate flexibility and meet future business needs.



24/7 OPERATIONS



MINIMUM BREEAM VERY GOOD



BUILDING HEIGHTS UP TO 21M



PV-READY ROOFS



ELECTRIC VEHICLE CHARGING SPACES



50M SECURE YARDS



TARGET EPC RATING: A



50 KN/M2 FLOOR LOADING



EURO DOCK LEVEL DOORS



15 MVA POWER TO SITE



Photos shown are of other recent Jaynic developments



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 M<sup>2</sup> 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.

POTENTIAL SAVING ON A 100,000 SQ FT BUILDING

**£1.95M**

IN THE FIRST 5 YEARS\*

As a Freeport site, locating to **Gateway 14** can offer new companies significant savings from a range of tax and other benefits, ideal for logistics, manufacturing, office and R&D companies.

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

POTENTIAL SAVING ON A 250,000 SQ FT BUILDING

**£4.93M**

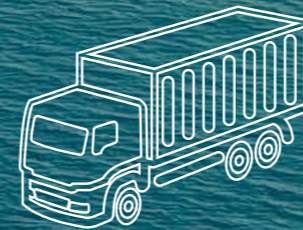
IN THE FIRST 5 YEARS\*



STAMP DUTY LAND TAX RELIEF



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

GATEWAY14 PROGRESS

Main infrastructure works completed.



↖ CAMBRIDGE / M11

STOWMARKET

A1120



ZONE 3

J50 /A14

ZONE 4  
(INNOVATION ZONE)

ZONE 2

ZONE 1

AMENITY  
AREA

↘ FELIXSTOWE

GATEWAY14 SUCCESS

The Range is the first occupier secured at Gateway 14, taking a 1,172,160 sq ft facility.

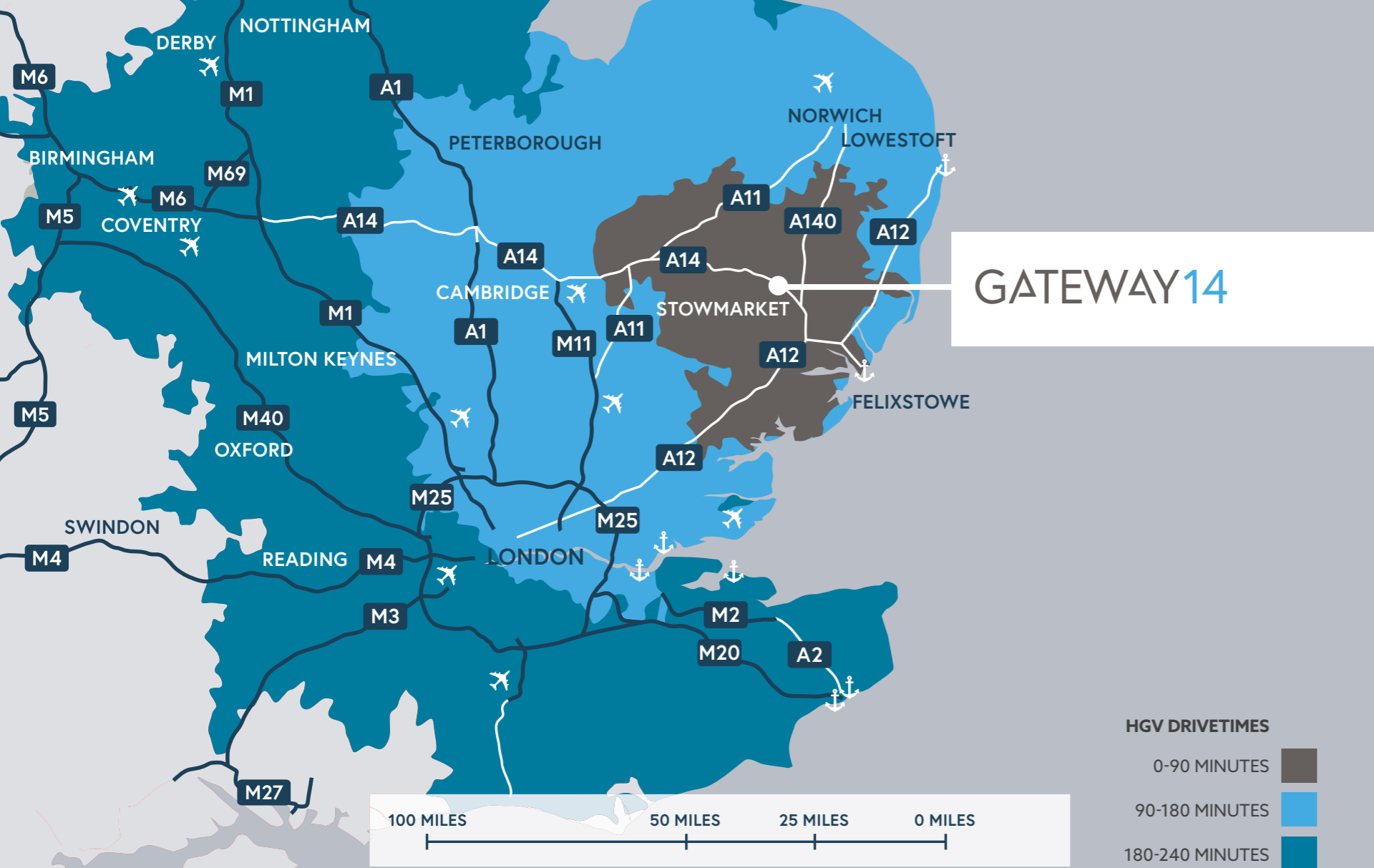
Practical completion Autumn 2023.



"We were naturally attracted to the site due to its commitment to sustainability and proximity to the East coast container port of Felixstowe. The Freeport benefits that Gateway 14 provides allows us to evolve our ecommerce division nationwide and accelerate store growth."

ALEX SIMPKIN, CEO, THE RANGE





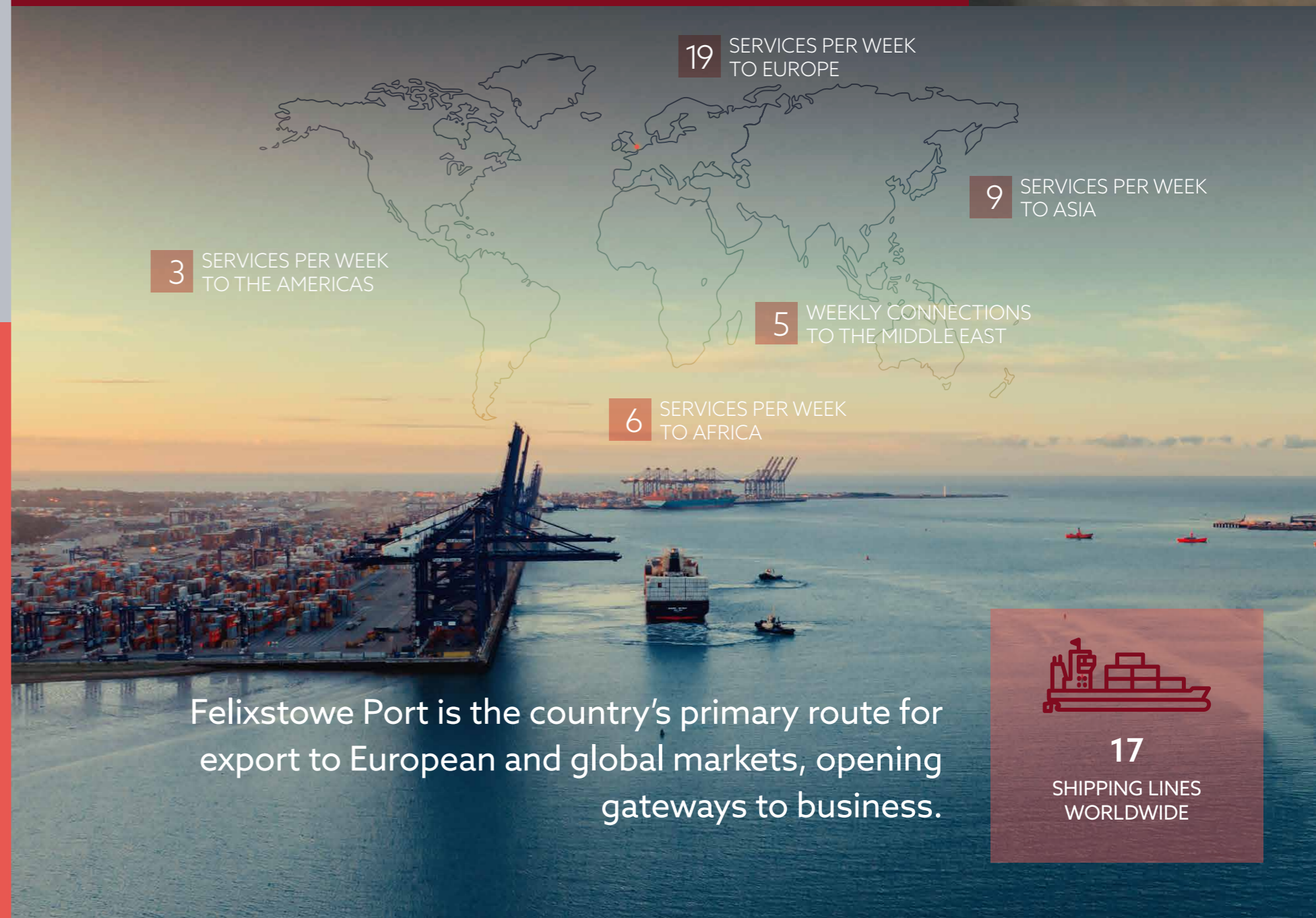
Strategically located in a prime position along the A14, 26 miles from Felixstowe, linking businesses to the heart of the UK and beyond.



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



Felixstowe Port is the country's primary route for export to European and global markets, opening gateways to business.

**17**  
SHIPPING LINES WORLDWIDE



452,700 WORKING AGE POPULATION IN SUFFOLK



88.4% QUALIFIED TO NVQ1 AND ABOVE

compared to 87.5% in Great Britain

## GATEWAY14 DEMOGRAPHICS

Gateway 14 has the potential to generate thousands of jobs in the region, working within manufacturing, innovation, transport, storage, and retail trade sectors.

"Gateway 14 provides an integral part of Freeport East's vision for innovation-led business investment that delivers on Net Zero and skilled opportunities for our local workforce. The Innovation and Skills Hub being developed at the heart of Gateway 14 will provide occupiers with a unique opportunity to collaborate with wider partners and deliver business and social value."

STEPHEN BEEL, CHIEF EXECUTIVE FREEPORT EAST

Source: Nomisweb - Suffolk2021 consensus



15.5% WORKING IN MANUFACTURING, TRANSPORT & STORAGE

compared to 12.7% in Great Britain





# GATEWAY14

STOWMARKET

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](http://jaynic.co.uk)

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