

G165

PLANNING APPLICATION SUBMITTED

GATEWAY14
STOWMARKET

New Manufacturing & Distribution
Opportunity - 164,796 sq ft



GATEWAY14.COM/G165

**FREEPORT
EAST** | Felixstowe
Gateway 14
Harwich

GATEWAY14

A planning application has been submitted for G165 which is prominently located at the entrance of Gateway 14.



PLANNING APPLICATION SUBMITTED

SUBJECT TO PLANNING - CAN BE DELIVERED WITHIN 9 MONTHS

FULLY SERVICED SITE

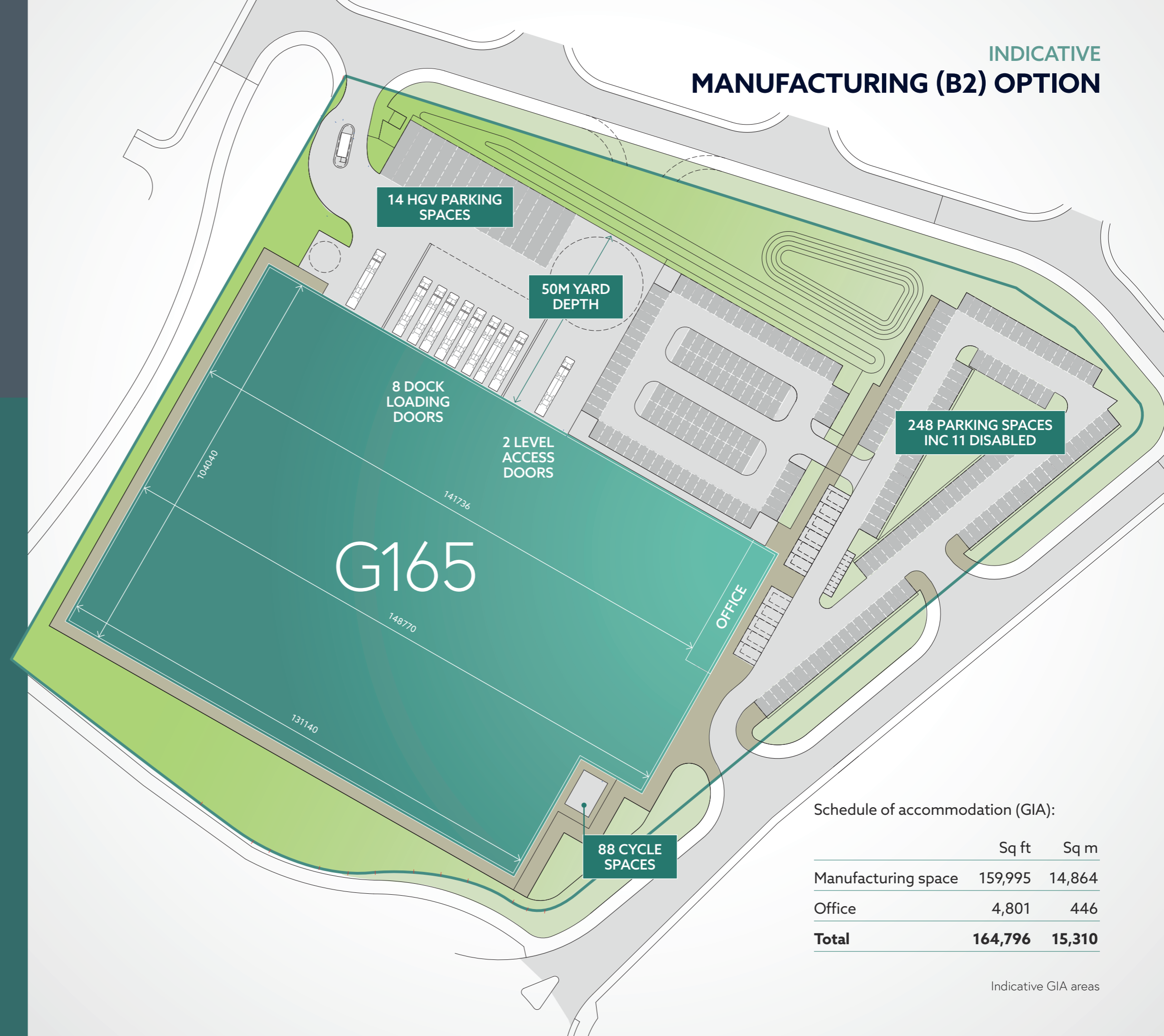
LEASEHOLD OR FREEHOLD

Set within 8.9 acres G165 has the flexibility to be configured to cater for manufacturing and distribution uses.

GATEWAY14 G165

G165 has been designed with manufacturing in mind, with ample power supply meeting the needs of the sector.

INDICATIVE
MANUFACTURING (B2) OPTION




TARGETING BREEAM
'EXCELLENT'


TARGET EPC
RATING: A


PV-READY
ROOF


50 KN/M2
FLOOR LOADING


ELECTRIC VEHICLE
CHARGING SPACES


EURO DOCK
LEVEL DOORS


500 KVA
POWER


CLEAR HEIGHT
12.5M


50M SECURE
YARD

Schedule of accommodation (GIA):

| | Sq ft | Sq m |
|---------------------|----------------|---------------|
| Manufacturing space | 159,995 | 14,864 |
| Office | 4,801 | 446 |
| Total | 164,796 | 15,310 |

Indicative GIA areas

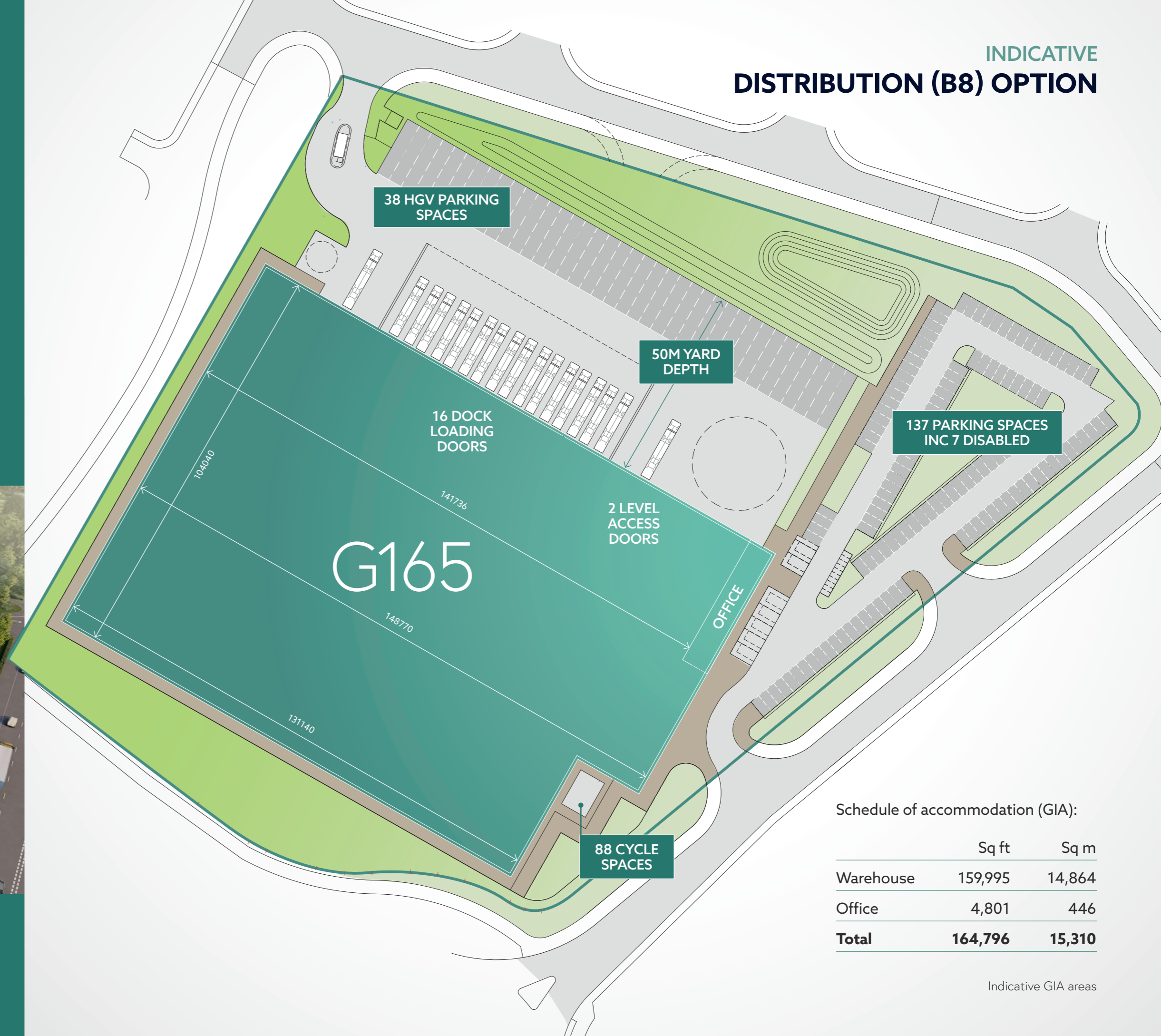
The above specification applies to both the B2 and B8 options.

GATEWAY14 G165

An alternative site layout is shown for logistics/distribution uses.



INDICATIVE
DISTRIBUTION (B8) OPTION



Schedule of accommodation (GIA):

| | Sq ft | Sq m |
|--------------|----------------|---------------|
| Warehouse | 159,995 | 14,864 |
| Office | 4,801 | 446 |
| Total | 164,796 | 15,310 |

Indicative GIA areas

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 M² OF NATIVE
BUFFER PLANTING

SIGNIFICANT
BIODIVERSITY NET GAIN

15,500
NEW TREES PLANTED

2,200 M OF NATIVE
HEDGEROW PLANTED



GATEWAY14 **FREPORT EAST**

Gateway 14 is part of Freeport East, providing a range of custom duty and tax benefits.

G165 CAN ACHIEVE A
POTENTIAL SAVING OF

£3.24M

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 manufacturing, logistics, office and R&D companies.

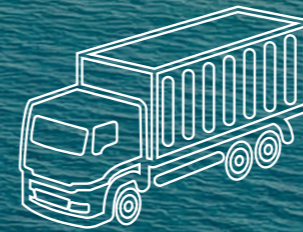
* These figures are for illustrative purposes only and actual figures will vary for individual occupiers.



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



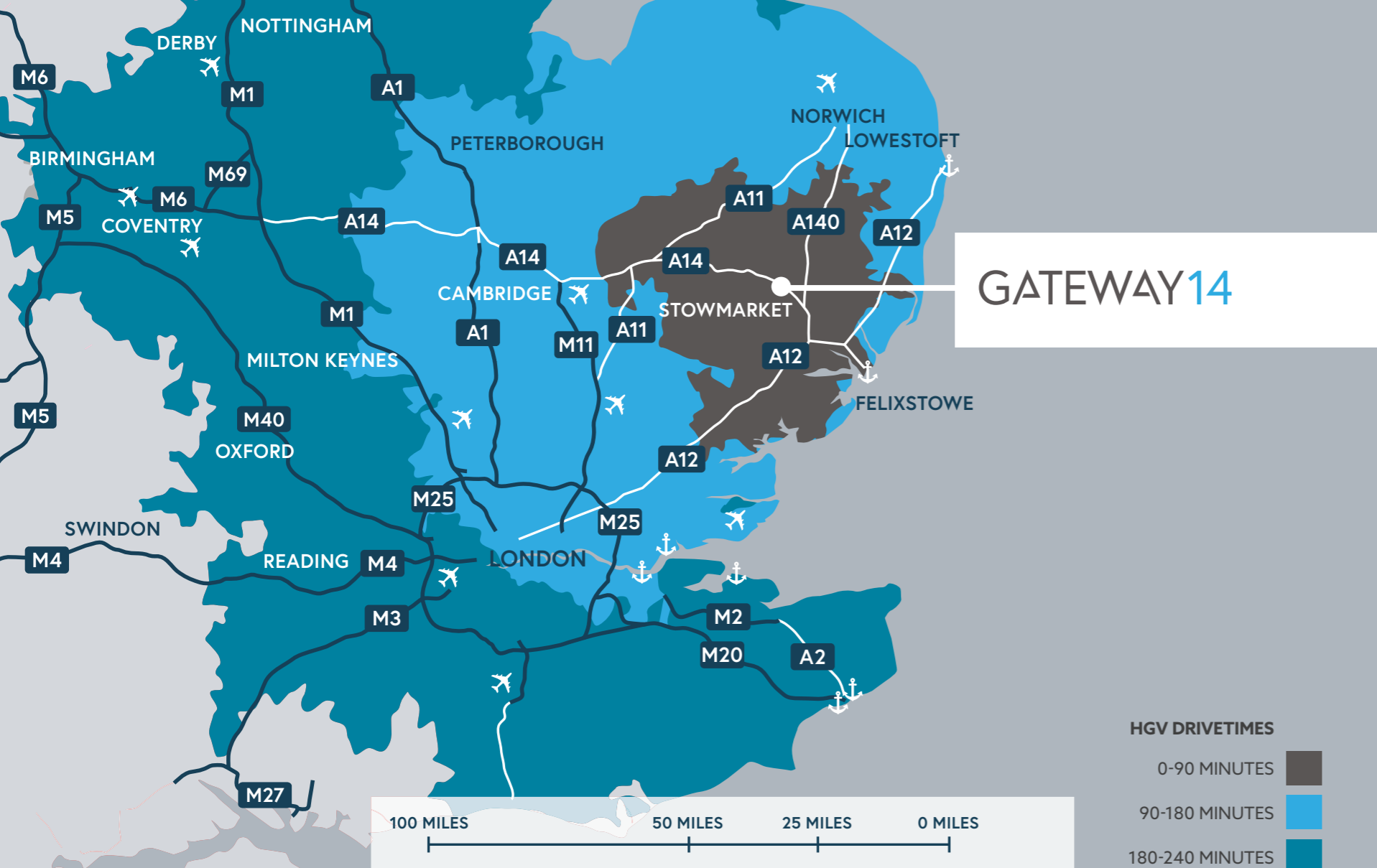
EMPLOYER NATIONAL INSURANCE
CONTRIBUTIONS RELIEF



ACCESS TO INNOVATION CLUSTER
AND FUNDING OPPORTUNITIES



FREPORT EAST
SKILLS PARTNERSHIPS



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



3 SERVICES PER WEEK TO THE AMERICAS

19 SERVICES PER WEEK TO EUROPE

9 SERVICES PER WEEK TO ASIA

5 WEEKLY CONNECTIONS TO THE MIDDLE EAST

6 SERVICES PER WEEK TO AFRICA

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

17 SHIPPING LINES WORLDWIDE

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.

Source: Nomisweb - Suffolk2021 consensus



452,700 WORKING AGE
POPULATION IN SUFFOLK



88.4% QUALIFIED
TO NVQ1 AND ABOVE
compared to 87.5% in Great Britain



15.5% WORKING IN
MANUFACTURING,
TRANSPORT & STORAGE
compared to 12.7% in Great Britain

G165 GATEWAY14

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

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