

# GATEWAY14

STOWMARKET

BUSINESS, INNOVATION AND LOGISTICS PARK  
20,000 - 700,000 SQ FT

GATEWAY14.COM

**FREEPORT  
EAST** | Felixstowe  
Gateway 14  
Harwich

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN



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 700,000 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 25 ACRES

BUILDINGS FROM  
20,000 - 700,000 SQ FT

ZONE 2 11 ACRES

BUILDINGS FROM  
20,000 - 200,000 SQ FT

ZONE 3 8.9 ACRES

G165 PLANNING CONSENT  
GRANTED FOR NEW B2/B8 USE  
FACILITY 164,800 SQ FT

DELIVERY IN 9 MONTHS

ZONE 4 (INNOVATION ZONE) 5.5 ACRES

INNOVATION HUB BUILDINGS FROM  
20,000 - 100,000 SQ FT  
PLANNING CONSENT GRANTED FOR  
INNOVATION AND SKILLS CENTRE  
CONSTRUCTION COMMENCING EARLY 2025

Mixed use development providing E(g), B2 and B8 units ranging from 20,000 to 700,000 sq ft, within a typical delivery time of nine months.







 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  
The Range at Gateway 14

GATEWAY14 **SPECIFICATION**

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





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  
**£2.34M**  
IN THE FIRST 5 YEARS\*

As a Freeport site, locating to **Gateway 14** can offer companies significant savings through 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.

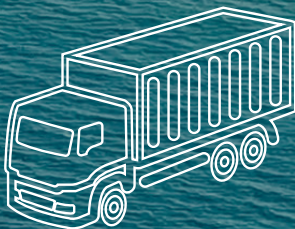
POTENTIAL SAVING ON A  
200,000 SQ FT BUILDING  
**£4.73M**  
IN THE FIRST 5 YEARS\*



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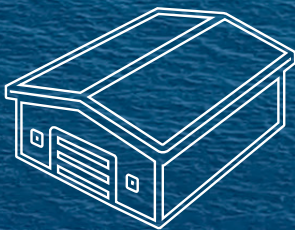
BUSINESS RATES RELIEF



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



↖ CAMBRIDGE / M11

A1120

**The Range**  
Home • Leisure • Garden  
FULLY OPERATIONAL

McDONALD'S  
STARBUCKS  
COSTA

TESCO

STOWMARKET

ZONE 3  
G165  
PLANNING  
CONSENT  
GRANTED

**AssanPanel**  
CONSTRUCTION DUE TO  
COMMENCE SHORTLY

INNOVATION AND  
SKILLS CENTRE  
PLANNING CONSENT  
GRANTED

ZONE 4  
(INNOVATION ZONE)

ZONE 2

ZONE 1

AMENITY  
AREA

**BAUDER**  
UNDER CONSTRUCTION

J50 / A14

↘ FELIXSTOWE



GATEWAY14 SUCCESS



# G165

164,800 SQ FT - PLANNING PERMISSION FOR  
B2 (MANUFACTURING) OR B8 (WAREHOUSING)  
AVAILABLE WITHIN 9 MONTHS  
FREEHOLD OR LEASEHOLD

[DOWNLOAD G165 BROCHURE](#)



# Assan Panel

86,565 SQ FT MANUFACTURING FACILITY  
CONSTRUCTION TO COMMENCE SHORTLY



# Bauder

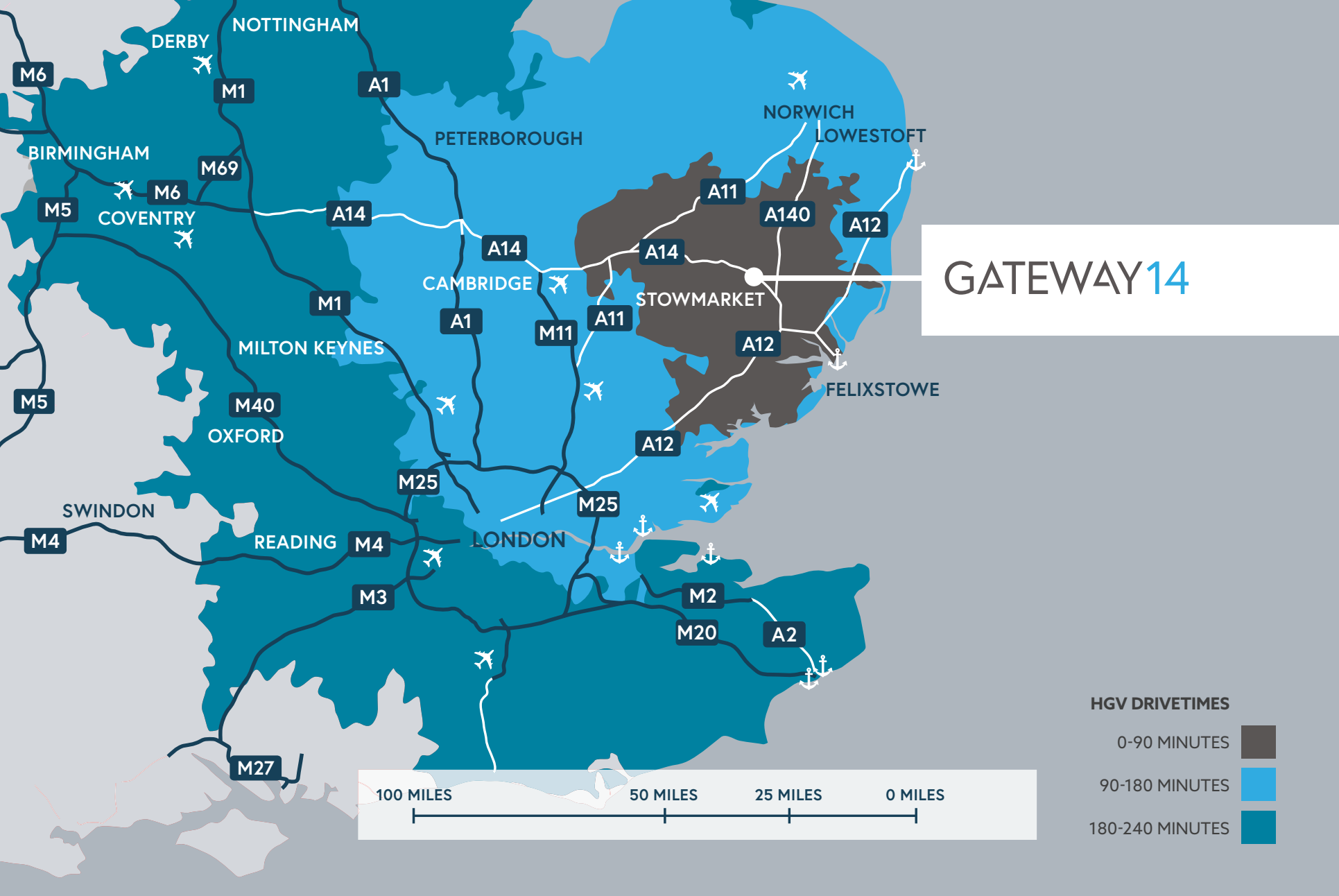
44,055 SQ FT DISTRIBUTION CENTRE  
CURRENTLY UNDER CONSTRUCTION



# Innovation and Skills Centre

35,000 SQ FT - PLANNING CONSENT GRANTED  
CONSTRUCTION COMMENCING EARLY 2025





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

SAT NAV IP14 5XS

///what3words: washable.tall.satellite

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	<b>AIRPORTS</b>	<b>DRIVE TIME</b>	<b>MILES</b>
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.

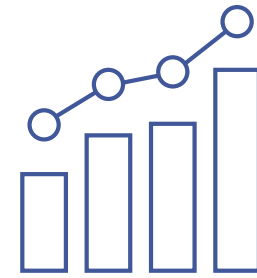
Source: thetrainline.com







452,700 WORKING  
AGE POPULATION  
IN SUFFOLK



88.4% QUALIFIED  
TO NVQ1 AND ABOVE

compared to 87.5% in  
Great Britain

"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

## 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



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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**FREEPORT  
EAST**

Felixstowe  
Gateway 14  
Harwich

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

**Mid Suffolk  
DISTRICT**

**STOWMARKET  
Vision**

**Suffolk  
County Council**

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