

# G165

PLANNING CONSENT GRANTED  
DELIVERY IN 9 MONTHS

GATEWAY14  
STOWMARKET

New Manufacturing and/or Distribution  
Opportunity - 164,800 sq ft



[GATEWAY14.COM/G165](http://GATEWAY14.COM/G165)

**FREEPORT  
EAST** | Felixstowe  
Gateway 14  
Harwich

A GLOBAL FREEPORT FOR A GLOBAL BRITAIN

GATEWAY14

Planning consent has been granted for G165 which is prominently located at the entrance of Gateway 14.



PLANNING  
CONSENT  
GRANTED

CAN BE DELIVERED  
WITHIN 9 MONTHS

FULLY  
SERVICED SITE

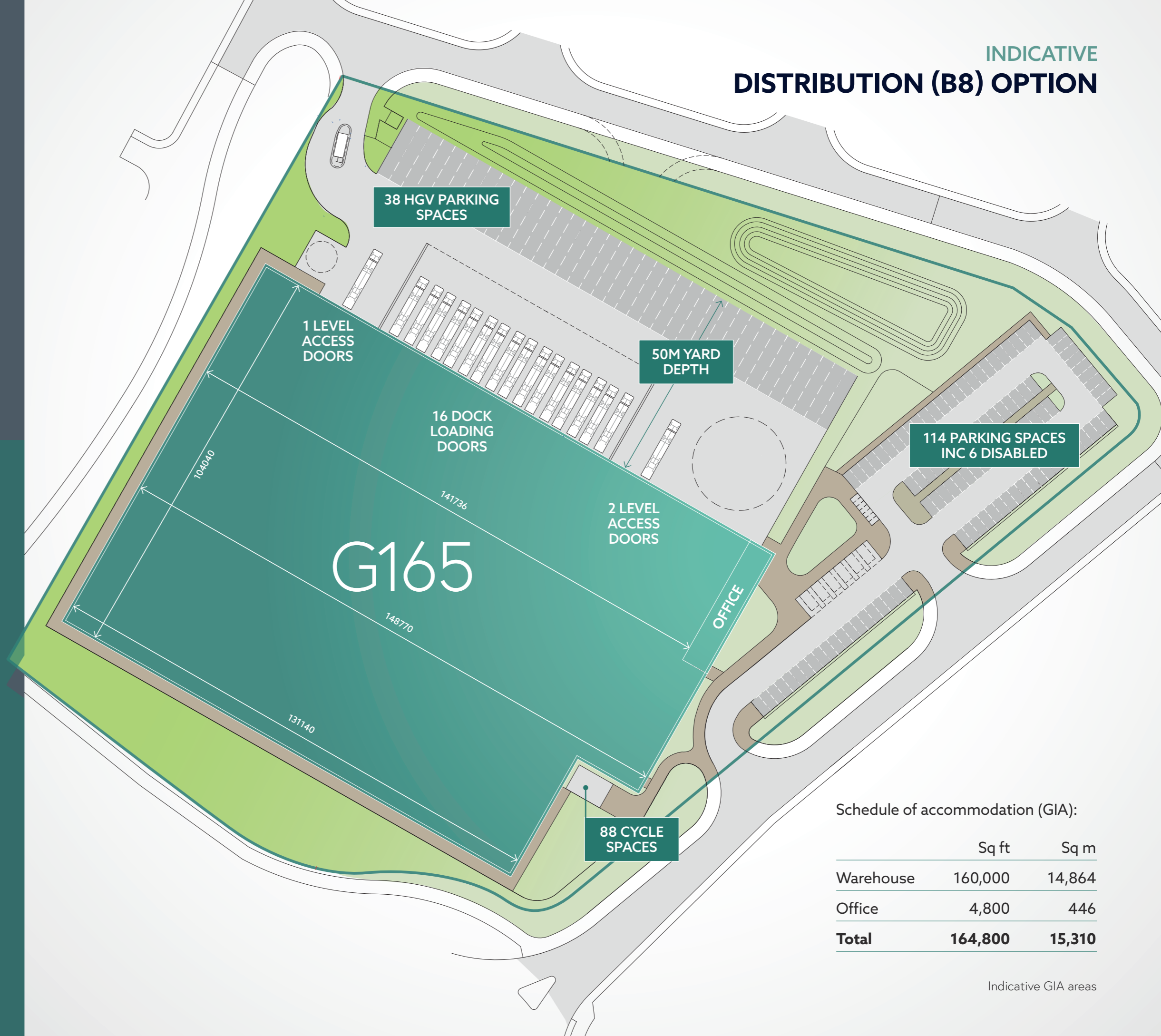
LEASEHOLD  
OR FREEHOLD

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

GATEWAY14 G165

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

INDICATIVE  
DISTRIBUTION (B8) OPTION



-  TARGETING BREEAM 'EXCELLENT'
-  TARGET EPC RATING: A
-  PV-READY ROOF
-  CLEAR HEIGHT 12.5M
-  50 KN/M2 FLOOR LOADING
-  50M SECURE YARD
-  EURO DOCK LEVEL DOORS
-  500 KVA POWER (more power available)

-  FULL BUILDING WARRANTY PACKAGE
-  ELECTRIC VEHICLE CHARGING SPACES

Schedule of accommodation (GIA):

	Sq ft	Sq m
Warehouse	160,000	14,864
Office	4,800	446
<b>Total</b>	<b>164,800</b>	<b>15,310</b>

Indicative GIA areas

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

GATEWAY14 G165



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 **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

**£3.66M**

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 manufacturing, logistics, office and R&D companies.

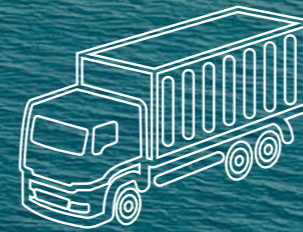
\* These figures are for illustrative purposes only and actual figures will vary for individual occupiers.



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



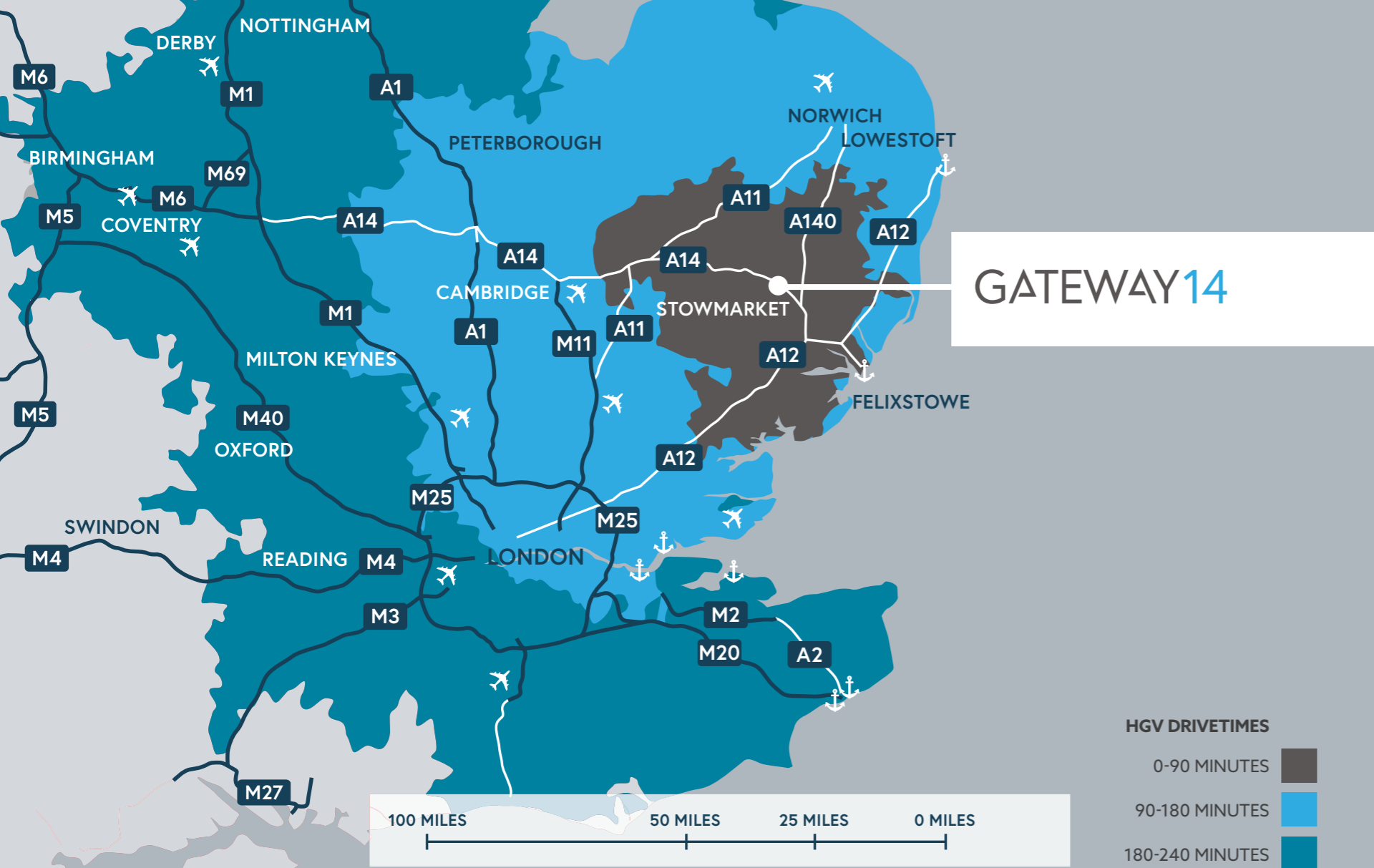
EMPLOYER NATIONAL INSURANCE CONTRIBUTIONS RELIEF



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

**5** WEEKLY CONNECTIONS TO THE MIDDLE EAST

**6** SERVICES PER WEEK TO AFRICA

**9** SERVICES PER WEEK TO ASIA

**19** SERVICES PER WEEK TO EUROPE

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

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