

AVAILABLE  
NOW

UNIT 7  
NOW LET

# ACCESS

AT EASTERN GATEWAY,  
IPSWICH IP1 5AL

## NEW INDUSTRIAL & LOGISTICS UNITS

12,897 TO 52,491 SQ FT  
(1,198 TO 4,876 SQ M)



SUSTAINABLE  
DESIGN



ENHANCED  
SPECIFICATION



READY FOR  
OCCUPATION

# THE GATEWAY FOR QUALITY SPACE

Access at Eastern Gateway is Ipswich's premier industrial and logistics scheme, strategically located directly adjacent to Junction 54 of the A14 and to the west of Ipswich Town Centre.

Connectivity across the East of England has never been better and Ipswich is well placed to suit occupier demands, with the Port of Felixstowe accessible to the east and the national motorway networks to the west.

The scheme has been designed to accommodate enhanced specifications and includes various sustainable initiatives that are of critical importance to our stakeholders. Units are finished to the highest standards and occupiers can expect best-in-class facilities.

Detailed planning consent was secured in 2023 for this five unit scheme, which achieved practical completion in June 2024. The units are ready for immediate occupation.



# IN GOOD COMPANY

Ipswich is an important commercial hub on the A14 corridor, with many local, regional, and national occupiers choosing to locate here.

Key local occupiers include Amazon, La Doria, EDF, Headlam, YaheeTech, and Rexel.

## SIZEWELL C

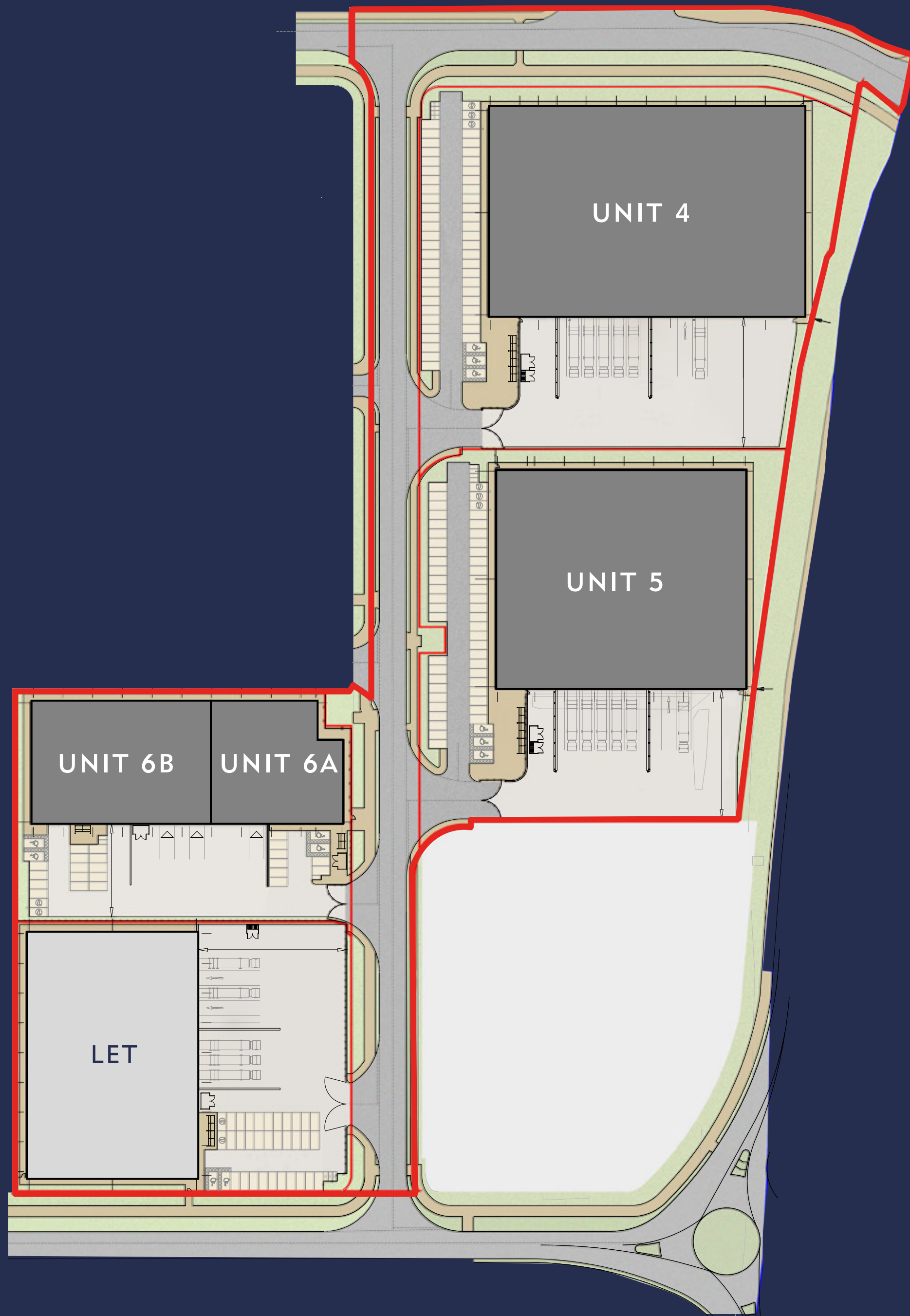
Sizewell C is a major national infrastructure project to construct a new nuclear power station on the Suffolk coast. Eastern Gateway is well located to provide vital accommodation to occupiers in the supply chain.

For further information:  
[www.sizewellc.com](http://www.sizewellc.com)

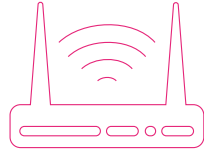
**Sizewell C**  
The power of good for Britain



# IT'S ALL IN THE DETAIL – UNIT 4



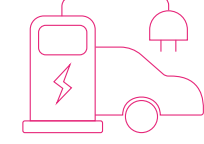
## ENHANCED SPECIFICATION

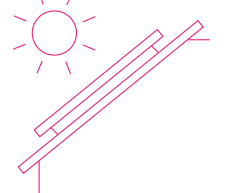
  
FIBRE  
CONNECTIVITY

  
CYCLE SPACES &  
SHOWER FACILITIES


  
BREEAM  
"EXCELLENT"

  
EPC "A" RATING

  
3 EV CHARGING  
POINTS

  
ROOF  
DESIGNED  
FOR PV PANELS

  
SUSTAINABLE  
MATERIALS

  
35M DEPTH  
SECURE SELF-  
CONTAINED YARD

## SPECIFICATION

  
5 DOCK  
LEVEL DOORS

  
1 SURFACE LEVEL  
LOADING DOOR

  
50 KN  
FLOOR LOADING

  
350 KVA  
POWER SUPPLY

  
56 CAR PARKING  
SPACES

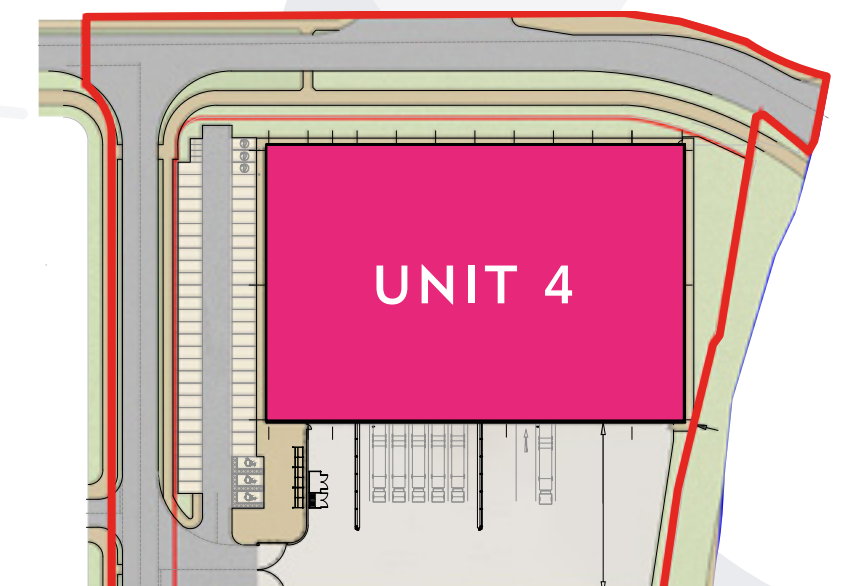
  
GRADE A OPEN PLAN  
FITTED FIRST FLOOR  
OFFICES

  
SECURE  
YARD

  
12M CLEAR  
INTERNAL HEIGHT


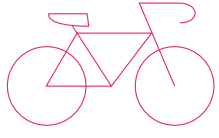


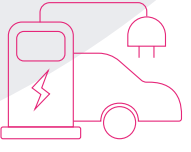
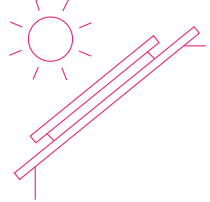


## ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	4,567	49,165
OFFICES	309	3,326
<b>TOTAL GIA</b>	<b>4,876</b>	<b>52,491</b>

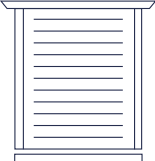
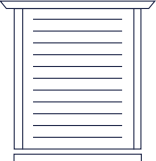
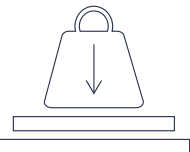

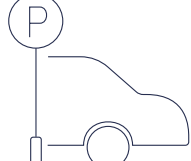
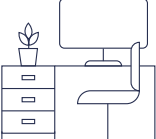

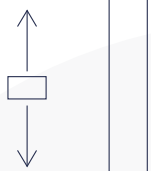


# IT'S ALL IN THE DETAIL – UNIT 5

## ENHANCED SPECIFICATION

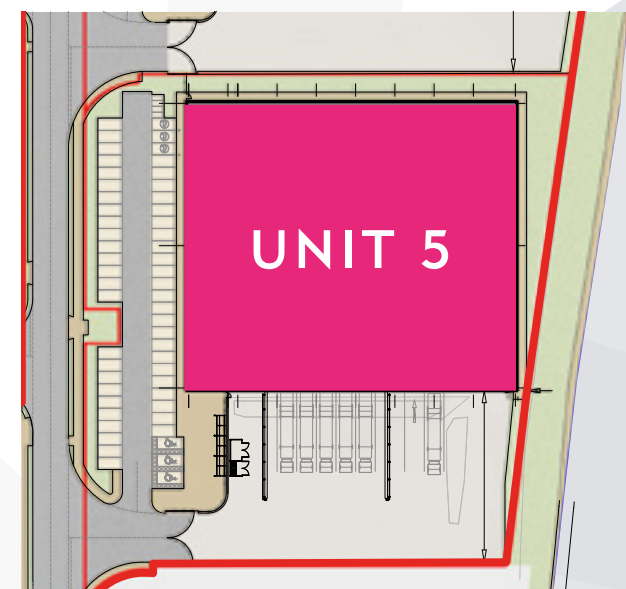
-  FIBRE CONNECTIVITY
-  CYCLE SPACES & SHOWER FACILITIES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  3 EV CHARGING POINTS
-  ROOF DESIGNED FOR PV PANELS
-  SUSTAINABLE MATERIALS
-  35M DEPTH SECURE SELF-CONTAINED YARD

## SPECIFICATION

-  5 DOCK LEVEL DOORS
-  1 SURFACE LEVEL LOADING DOOR
-  50 KN FLOOR LOADING
-  300 KVA POWER SUPPLY
-  44 CAR PARKING SPACES
-  GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES
-  SECURE YARD
-  10M CLEAR INTERNAL HEIGHT

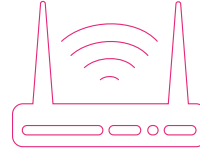
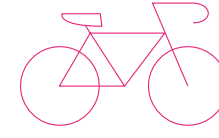


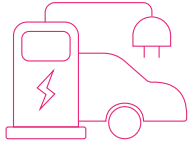
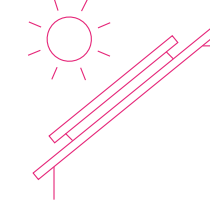


## ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	3,808	40,995
OFFICES	281	3,027
<b>TOTAL GIA</b>	<b>4,089</b>	<b>44,022</b>

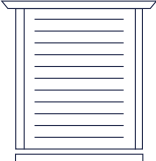
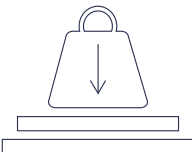

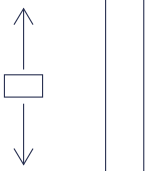
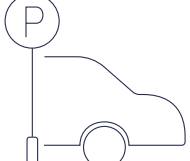
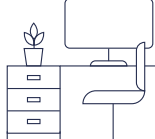



# IT'S ALL IN THE DETAIL – UNIT 6A

## ENHANCED SPECIFICATION

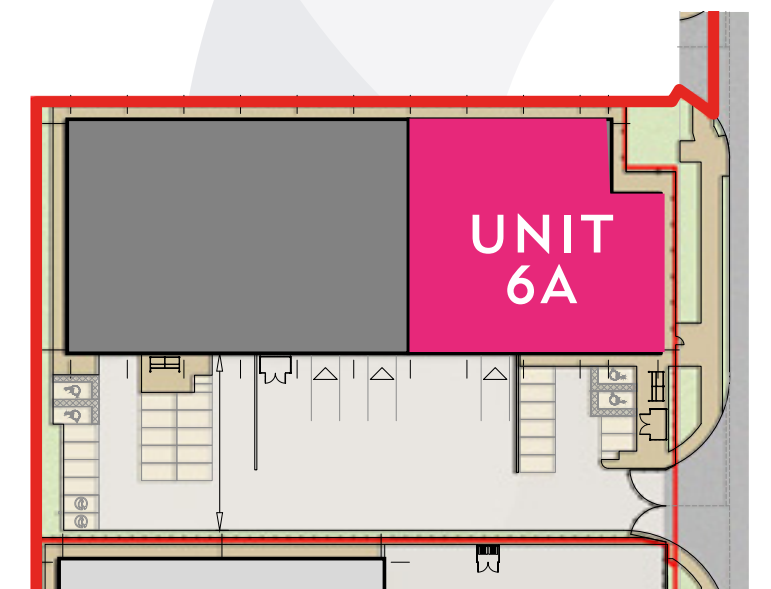
-  FIBRE CONNECTIVITY
-  CYCLE SPACES & SHOWER FACILITIES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  2 EV CHARGING POINTS
-  ROOF DESIGNED FOR PV PANELS
-  SUSTAINABLE MATERIALS
-  25M YARD DEPTH

## SPECIFICATION

-  1 ACCESS DOOR
-  50 KN FLOOR LOADING
-  90 KVA POWER SUPPLY
-  10M CLEAR INTERNAL HEIGHT
-  15 CAR PARKING SPACES
-  GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES
-  SECURE YARD


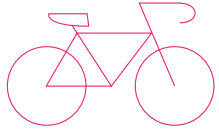


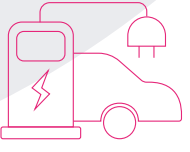
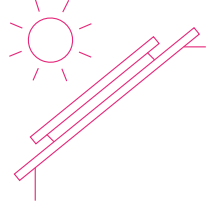


## ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	1,002	10,784
OFFICES	196	2,113
<b>TOTAL GIA</b>	<b>1,198</b>	<b>12,897</b>


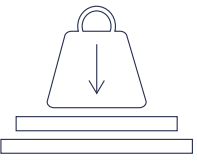

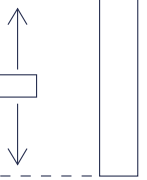
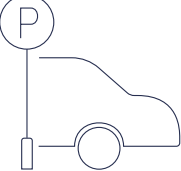




# IT'S ALL IN THE DETAIL – UNIT 6B

## ENHANCED SPECIFICATION

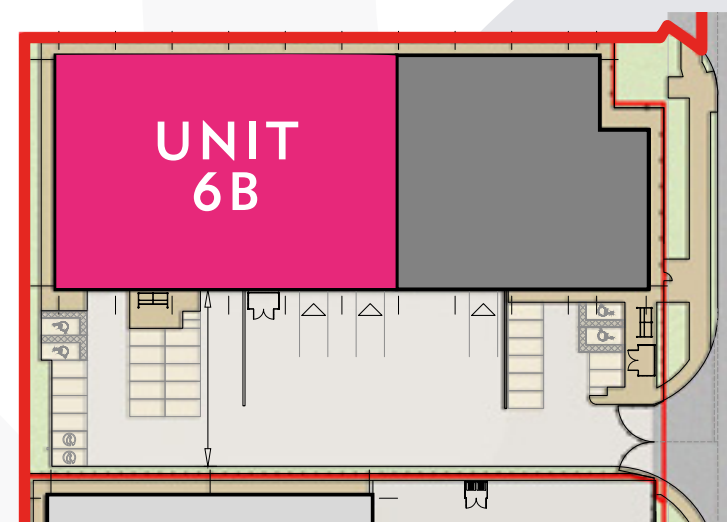
-  **FIBRE CONNECTIVITY**
-  **CYCLE SPACES & SHOWER FACILITIES**
-  **BREEAM "EXCELLENT"**
-  **EPC "A" RATING**
-  **2 EV CHARGING POINTS**
-  **ROOF DESIGNED FOR PV PANELS**
-  **SUSTAINABLE MATERIALS**
-  **25M YARD DEPTH**

## SPECIFICATION

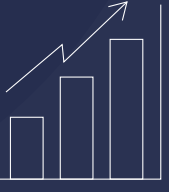

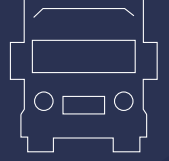

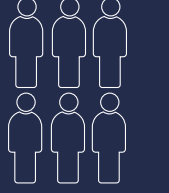

-  **2 LEVEL ACCESS DOOR**
-  **50 KN FLOOR LOADING**
-  **120 KVA POWER SUPPLY**
-  **10M CLEAR INTERNAL HEIGHT**
-  **18 CAR PARKING SPACES**
-  **GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES**
-  **SECURE YARD**

## ACCOMMODATION

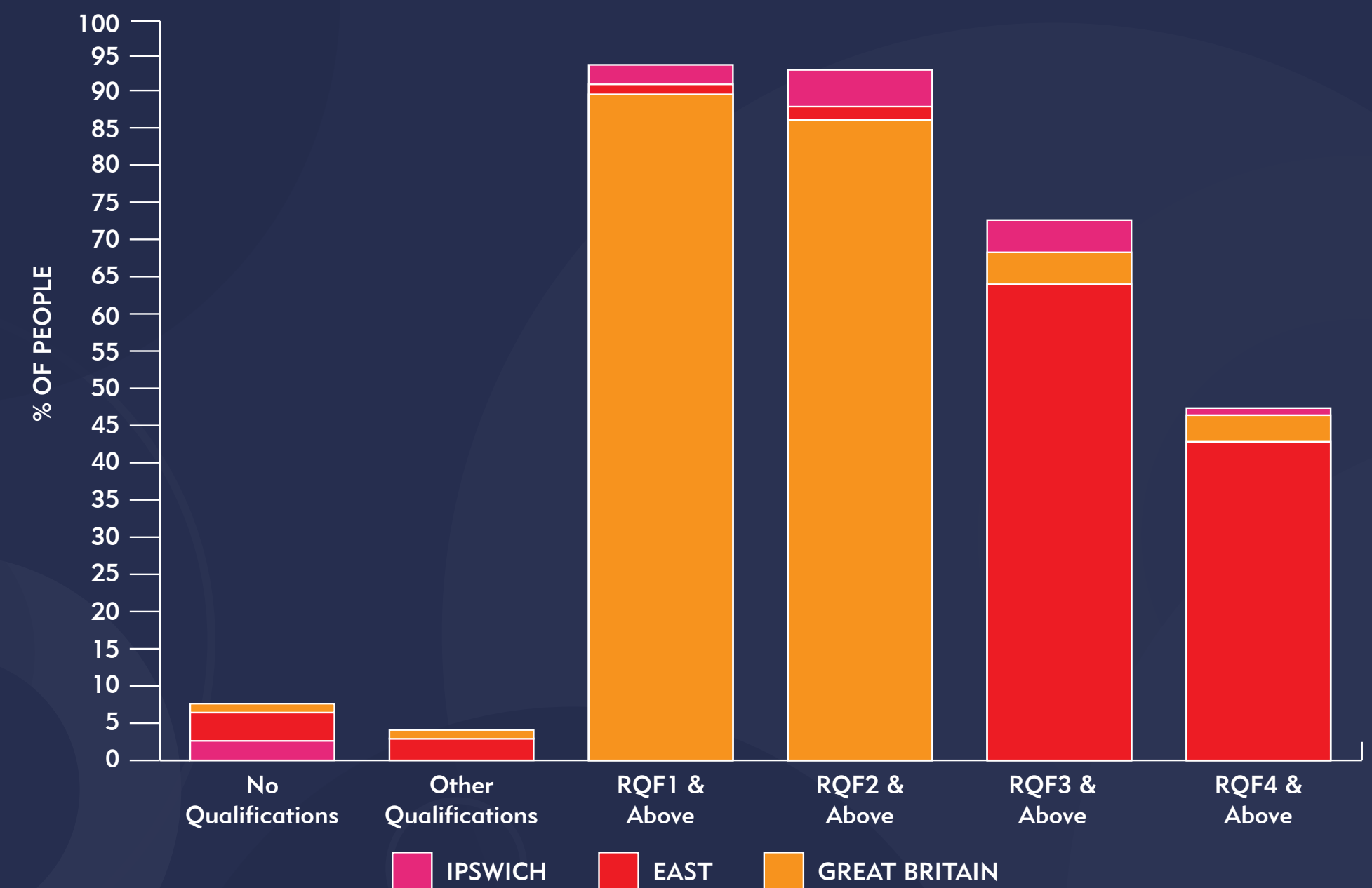
	SQ M	SQ FT
WAREHOUSE	1,506	16,217
OFFICES	187	2,016
<b>TOTAL GIA</b>	<b>1,693</b>	<b>18,233</b>



# STRENGTH IN NUMBERS

-  **53.5%**  
of goods exported to the EU, 6.5% higher than UK average.
-  **224,019**  
economically active workforce within a 30 minute drive.
-  **8,500 HGVS**  
travel the Suffolk stretch of the A14 each year.
-  **£642**  
£642 gross weekly pay compared to £705.7 in the East of England and £682.6 in Great Britain.
-  **88%**  
88% of people are economically active in Ipswich, compared to 80.6% in the East of England and 78.8% in Great Britain.
-  **136%**  
container growth for Haven Ports by 2030.

## QUALIFICATIONS (JAN 2023 – DEC 2023)



# PERFECTLY LOCATED FOR BUSINESS

Ipswich is strategically located on the A14 corridor approximately 17 miles from Felixstowe, and is a recognized commercial location within the East of England.

The A14 provides established transport links to surrounding centres including Stowmarket, Bury St

Edmunds, Cambridge, and Colchester (via the A12). Further west, the A14 links with the national motorway network. Several ports, airports, and freight terminals are within 2 hours drive. London (Liverpool Street) can be accessed via rail in 67 minutes.

Eastern Gateway is situated approximately two miles west of Ipswich Town Centre, immediately adjacent to Junction 54 of the A14.



/// head.stocks.trade

POSTCODE: IP1 5AL



Ipswich waterfront

Local occupiers include:

**LA DORIA** **amazon**

**REXEL** **Hanson**  
HEIDELBERGCEMENT Group

**EDF** **Menzies**  
DISTRIBUTION

**TP** **Tuffnells**  
Travis Perkins

**Monumart Ltd**



A14



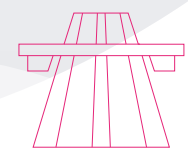
Port of Felixstowe

# STRATEGICALLY POSITIONED FOR ACCESS



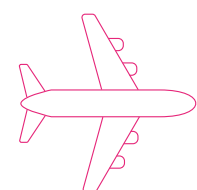
## DRIVE TIMES

Ipswich (Town Centre)	2 miles	9 mins
Stowmarket	12 miles	17 mins
Felixstowe	16 miles	20 mins
Colchester	17 miles	26 mins
Bury St Edmonds	26 miles	32 mins
Cambridge	53 miles	1 hr 6 mins
Norwich	44 miles	1 hr 9 mins



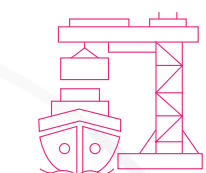
## MOTORWAYS

A14	0 miles	1 min
A12	2 miles	3 mins
A11	45 miles	47 mins
M25	54 miles	1 hr
A1	73 miles	1 hr 20 mins



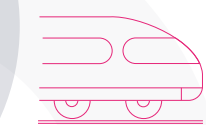
## AIRPORTS

Stansted	48 miles	55 mins
Norwich	46 miles	1 hr 18 mins
Luton	90 miles	1 hr 45 mins
Gatwick	99 miles	1 hr 47 mins



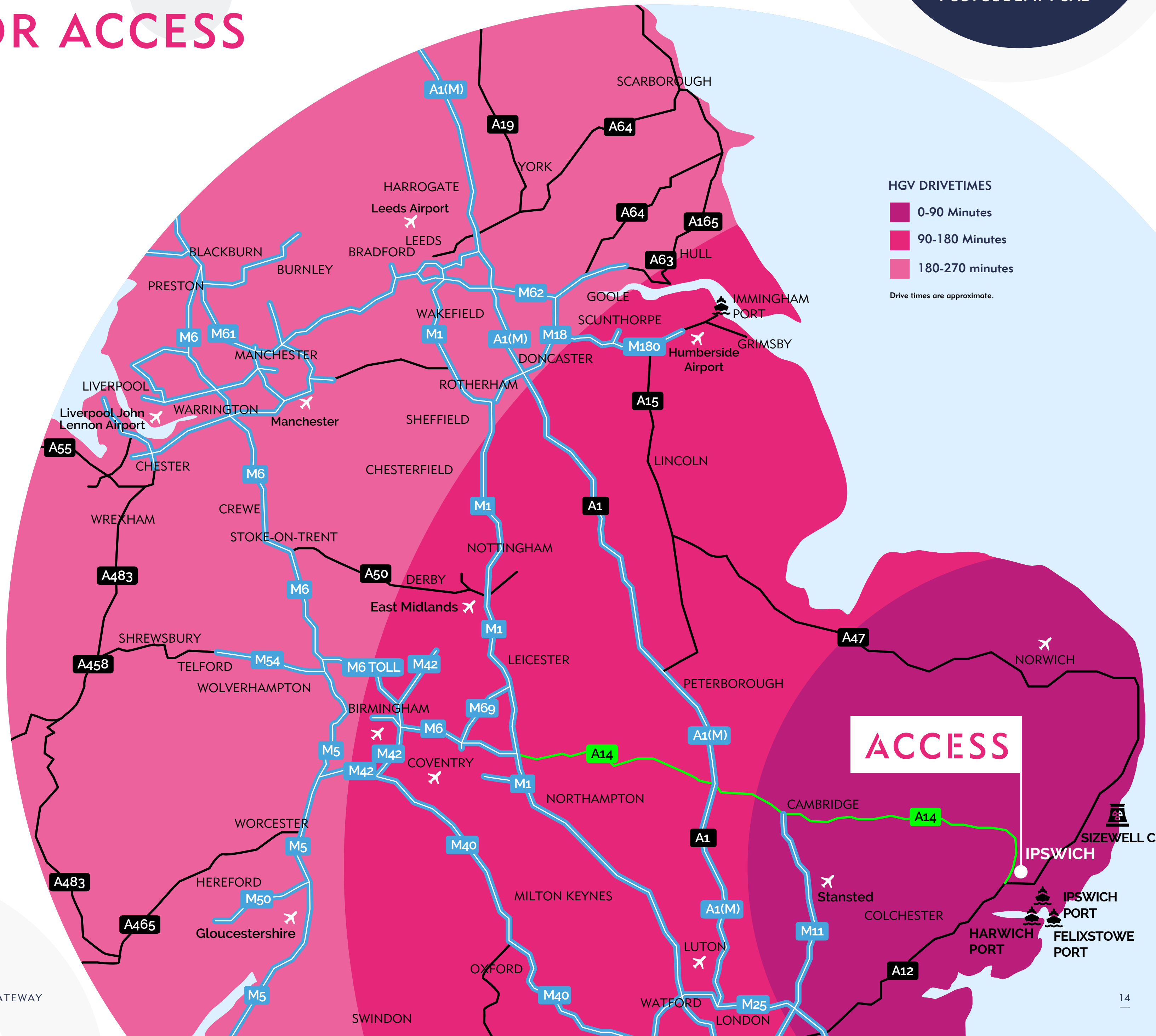
## PORTS

Ipswich	3 miles	9 mins
Felixstowe	17 miles	22 mins
Harwich	26 miles	40 mins
London Gateway	58 miles	1 hr 6 mins



## RAIL FREIGHT

Felixstowe RFT	16 miles	20 mins
Northampton Gateway	110 miles	1 hr 56 mins
DIRFT	120 miles	2 hr 8 mins
Hams Hall	145 miles	2 hr 29 mins



**HGV DRIVETIMES**

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

Drive times are approximate.



# SUSTAINABILITY AT ITS HEART



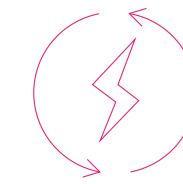
## BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



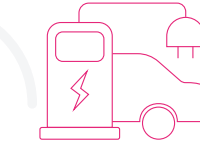
## ENERGY PERFORMANCE (EPC)

Units at Access at Eastern Gateway have achieved an EPC A Rating.



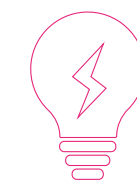
## ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



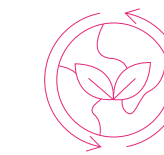
## ELECTRIC VEHICLE (EV) CHARGING

Units provide EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



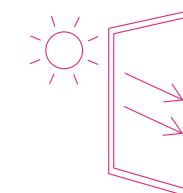
## ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



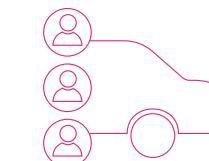
## GREEN ENVIRONMENT & SOCIAL WELL-BEING

Access at Eastern Gateway has a range of walkways, bridlepaths, lakes and green spaces offering staff a pleasant and natural external environment.



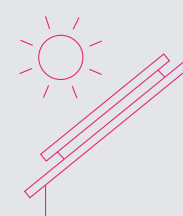
## NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



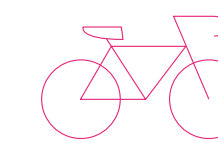
## CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



## PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels has been provided under the base build, whilst the roof is structurally designed to support panels across the entirety so the occupier can add more as they wish.



## CYCLE PARKING

Covered cycles spaces and shower facilities have been provided.

# HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions

has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

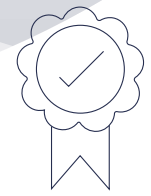
Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

## "PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

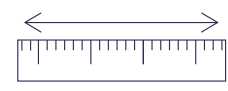
### Richard Ford

Director - Project Management and Engineering and Real Estate  
Crown Packaging Manufacturing UK Ltd.



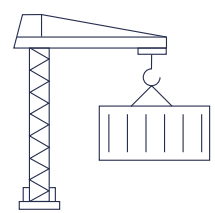
### BEST IN CLASS

Development team, technical team, and consultants.



### 5M SQ FT

Committed from 2025 onwards.



### LIVE PROJECTS

In every region of the UK.



### SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



### FOCUSED

Global reach, focused home team.



### AGILE

Private ownership and capital allows quick decisions.



Lightning Park, Huntingdon



Gateway 4, Doncaster

### Recent Occupiers:



### Our Awards:



Central Approach, Bristol



# FURTHER INFORMATION

## PLANNING

Detailed planning consent for unrestricted B2 and B8 employment uses [Planning Reference No. DC/22/00682].

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

## TIMING

Units are available for occupation now.



# ACCESS

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