

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 Trebor and our stakeholders. Units are finished to Trebor's 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.



SUPERB LOCATION



BREEAM
BREEAM
"EXCELLENT"



SIZEWELL C
READY



STRONG LOCAL
DEMOGRAPHICS



ESTABLISHED
DEVELOPMENT
PARTNER



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

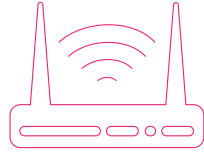
Sizewell C
The power of good for Britain



IT'S ALL IN THE DETAIL – UNIT 4



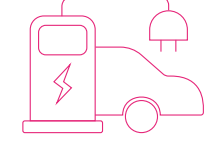
ENHANCED SPECIFICATION

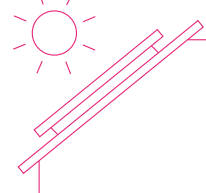

FIBRE
CONNECTIVITY


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


60 CAR PARKING
SPACES

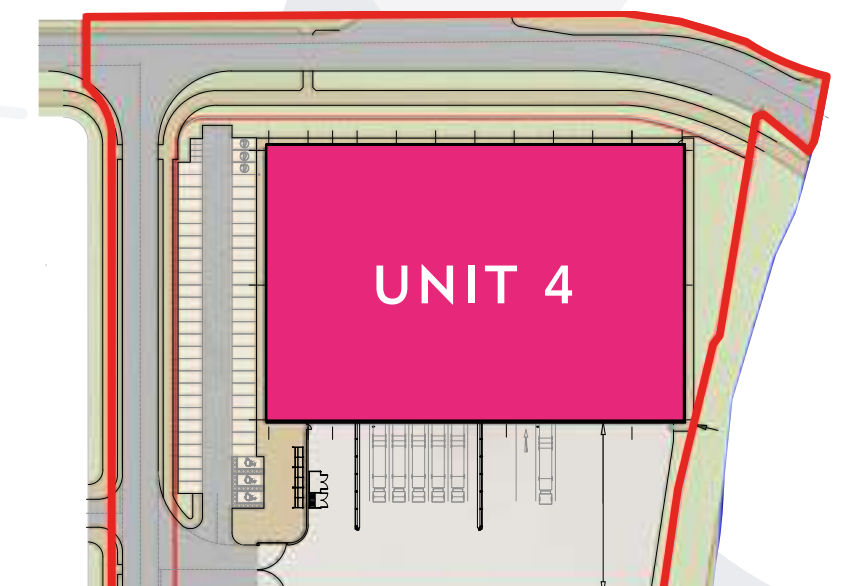

GRADE A OPEN PLAN
FITTED FIRST FLOOR
OFFICES


SECURE
YARD


12M CLEAR
INTERNAL HEIGHT


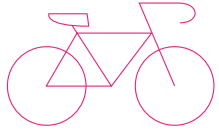


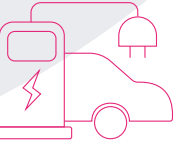
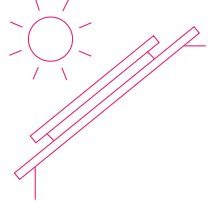


ACCOMMODATION

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

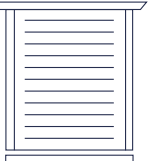

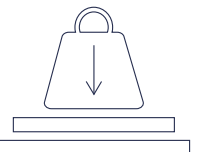

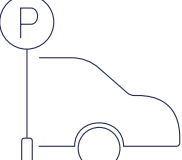
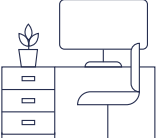

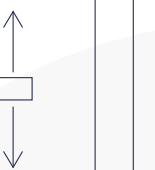


IT'S ALL IN THE DETAIL – UNIT 5

ENHANCED SPECIFICATION

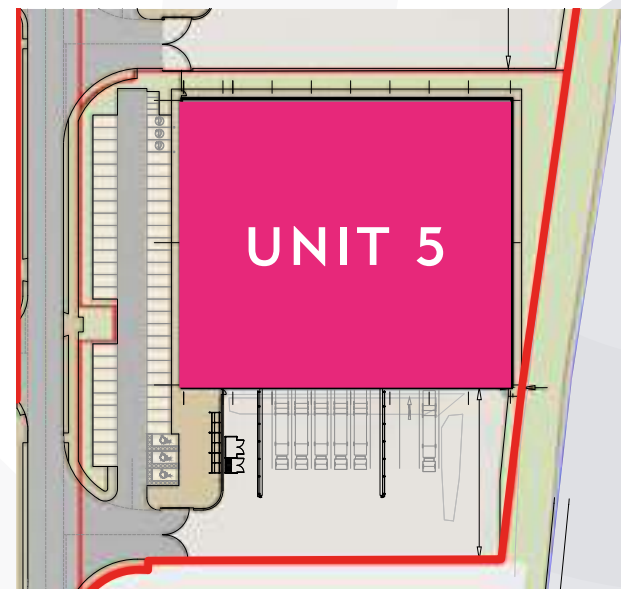
-  FIBRE CONNECTIVITY
-  CYCLE SPACES & SHOWER FACILITIES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  3 EV CHARGING POINTS
-  ROOF DESIGNED FOR PV PANELS
-  SUSTAINABLE MATERIALS
-  35M DEPTH SECURE SELF-CONTAINED YARD

SPECIFICATION

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

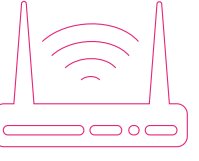
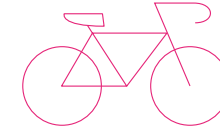


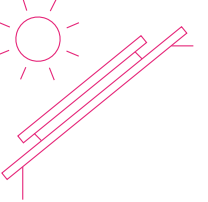

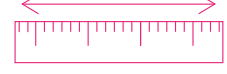
ACCOMMODATION

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

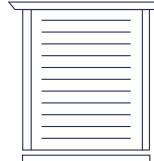
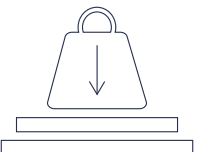

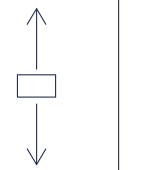
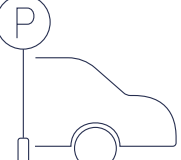




IT'S ALL IN THE DETAIL – UNIT 6A

ENHANCED SPECIFICATION

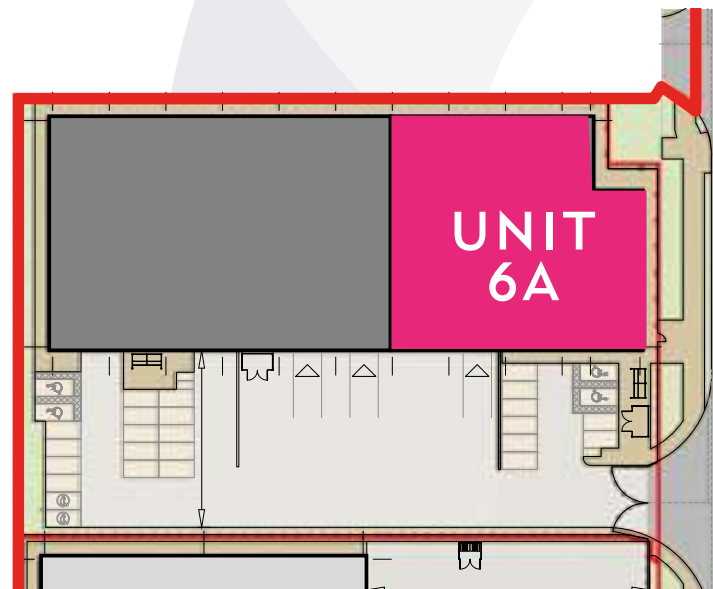
-  FIBRE CONNECTIVITY
-  CYCLE SPACES & SHOWER FACILITIES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  ROOF DESIGNED FOR PV PANELS
-  SUSTAINABLE MATERIALS
-  25M YARD DEPTH

SPECIFICATION

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


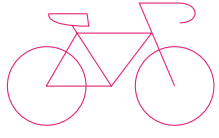


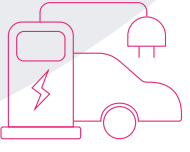
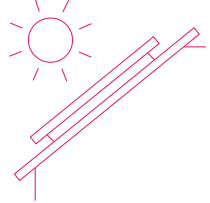


ACCOMMODATION

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


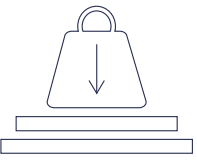

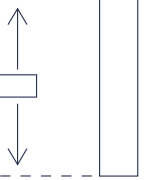
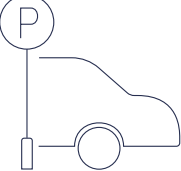




IT'S ALL IN THE DETAIL – UNIT 6B

ENHANCED SPECIFICATION

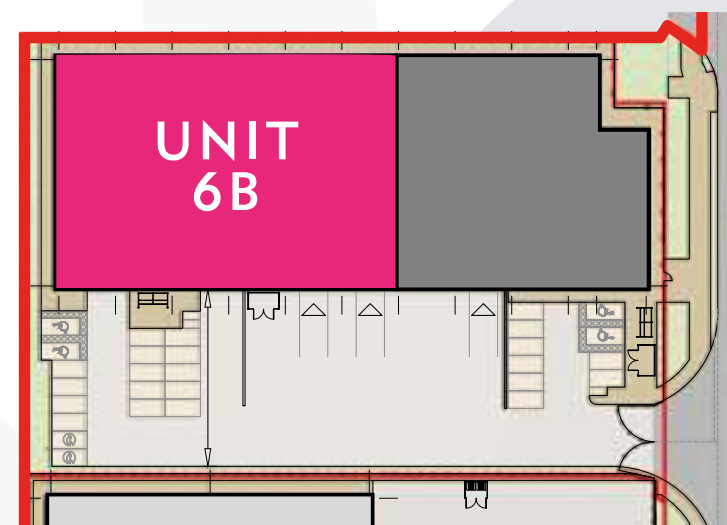
-  **FIBRE CONNECTIVITY**
-  **CYCLE SPACES & SHOWER FACILITIES**
-  **BREEAM "EXCELLENT"**
-  **EPC "A" RATING**
-  **2 EV CHARGING POINTS**
-  **ROOF DESIGNED FOR PV PANELS**
-  **SUSTAINABLE MATERIALS**
-  **25M YARD DEPTH**

SPECIFICATION

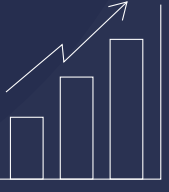

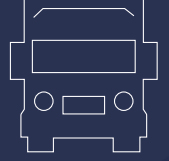

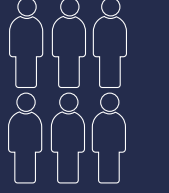

-  **2 LEVEL ACCESS DOOR**
-  **50 KN FLOOR LOADING**
-  **120 KVA POWER SUPPLY**
-  **10M CLEAR INTERNAL HEIGHT**
-  **20 CAR PARKING SPACES**
-  **GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES**
-  **SECURE YARD**

ACCOMMODATION

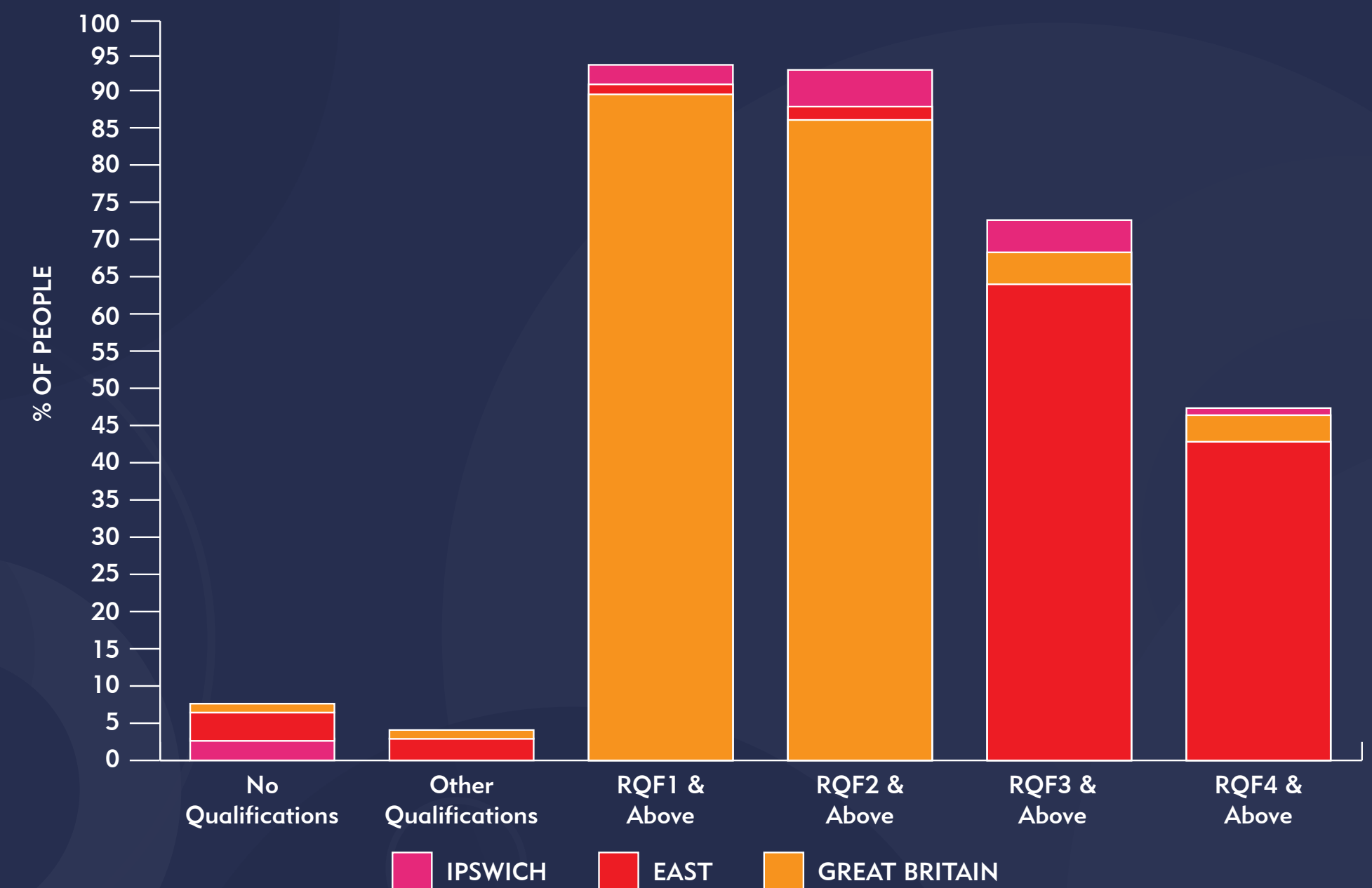
	SQ M	SQ FT
WAREHOUSE	1,506	16,217
OFFICES	187	2,016
TOTAL GIA	1,693	18,233



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** gross weekly pay compared to £705.7 in the East of England and £682.6 in Great Britain.
-  **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.

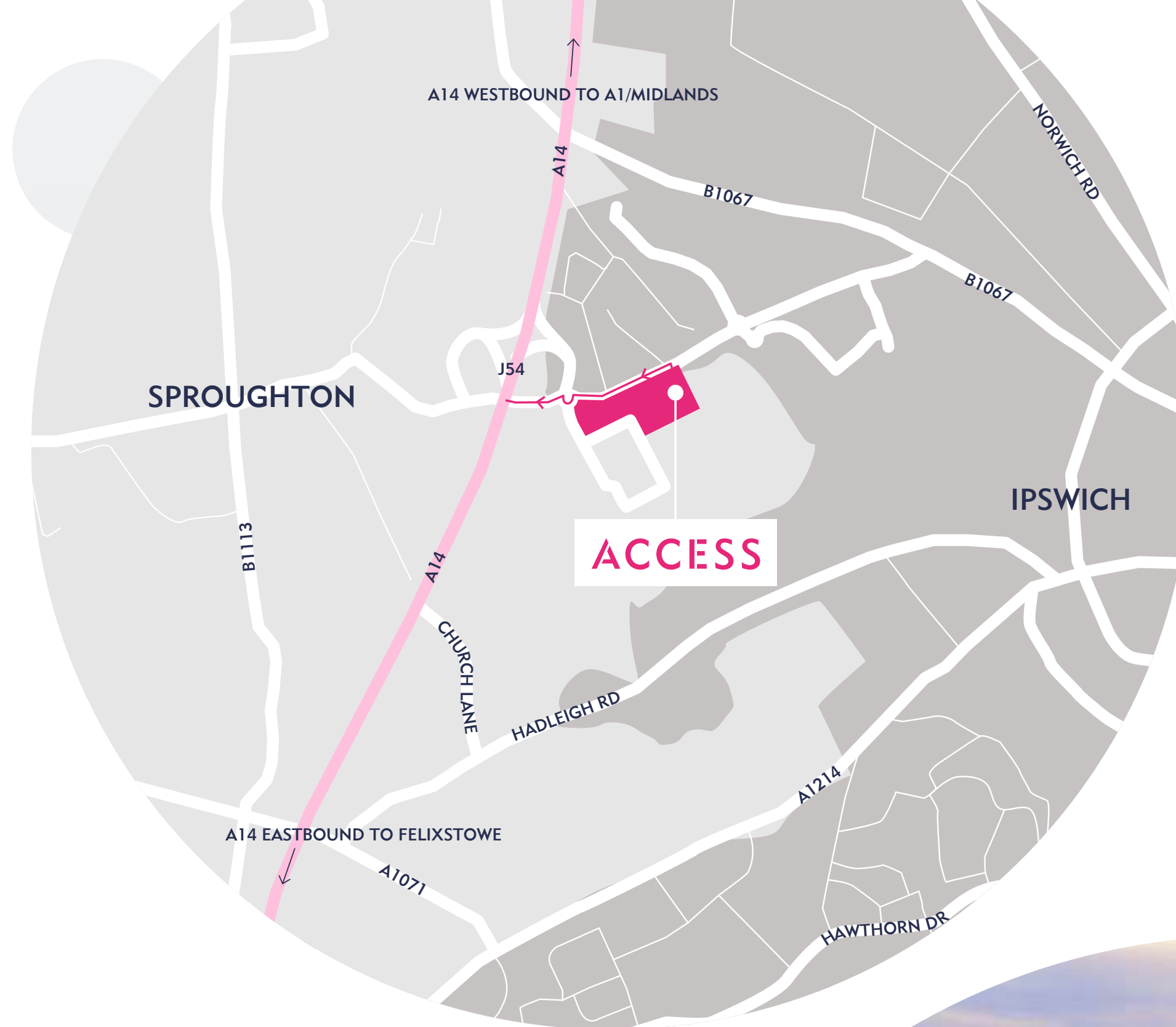
The A14 provides established transport links to surrounding centres including Stowmarket, Bury St

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.

Local occupiers include:

- LA DORIA** **amazon**
- REXEL** **Hanson**
HEIDELBERGCEMENT Group
- EDF** **Menzies**
DISTRIBUTION
- TP**
Travis Perkins
- Tuffnells**
- Monumart Ltd**



/// head.stocks.trade

POSTCODE: IP1 5AL



Ipswich waterfront



A14



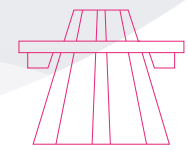
Port of Felixstowe

STRATEGICALLY POSITIONED FOR ACCESS



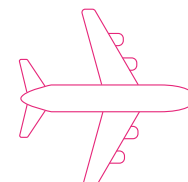
DRIVE TIMES

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



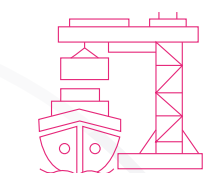
MOTORWAYS

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



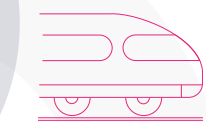
AIRPORTS

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



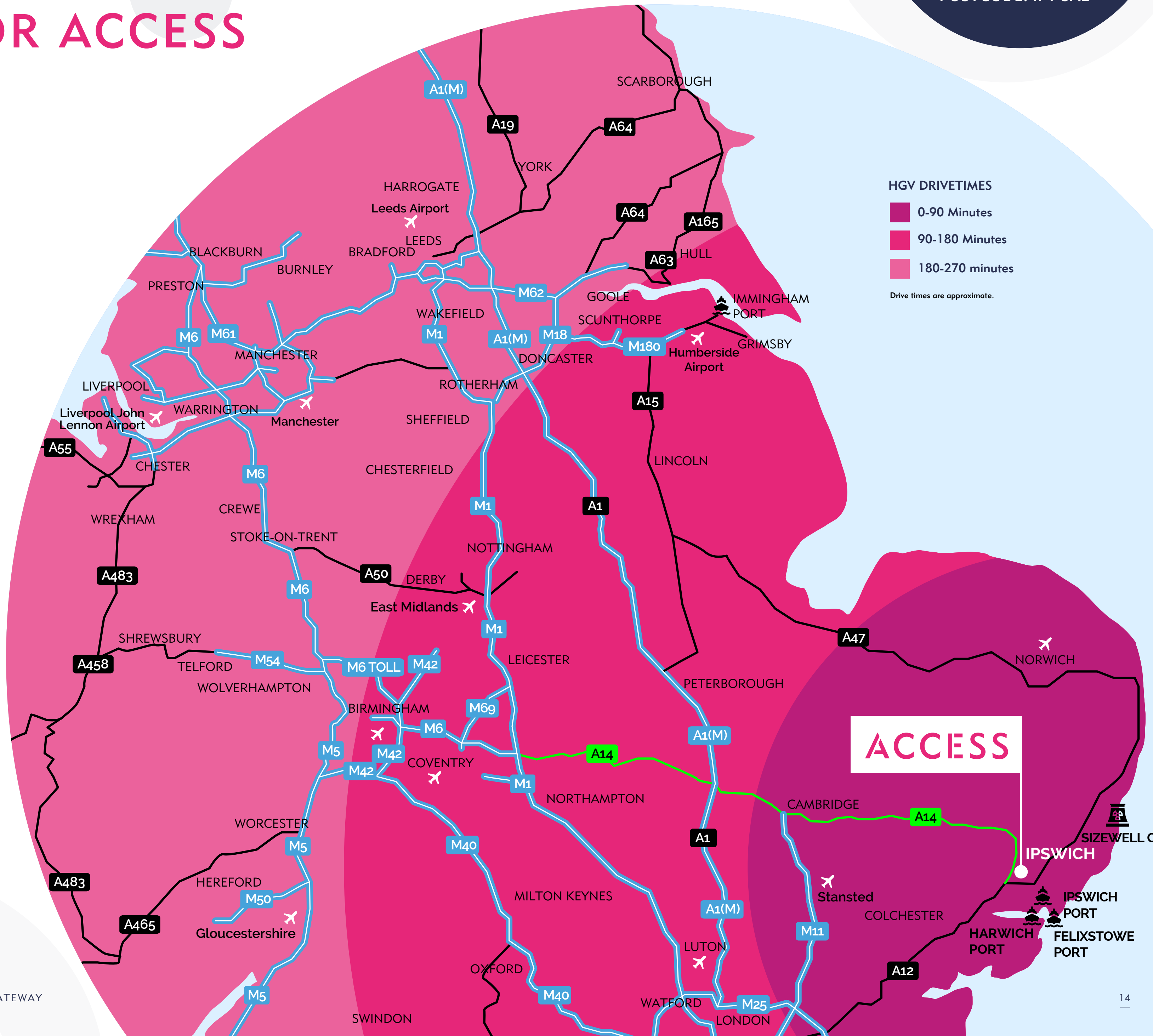
PORTS

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



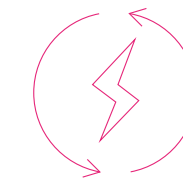
BREEAM IN USE

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.



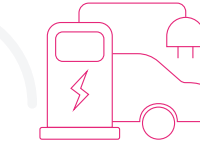
ENERGY PERFORMANCE (EPC)

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



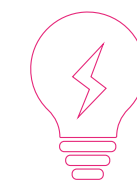
ENERGY EFFICIENT HEATING & COOLING

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.



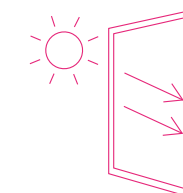
ENERGY EFFICIENT LIGHTING

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



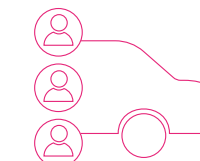
GREEN ENVIRONMENT & SOCIAL WELL-BEING

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.

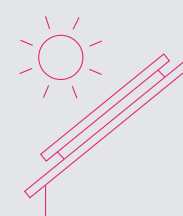
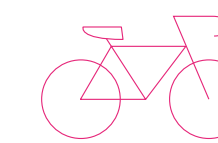


PHOTO-VOLTAIC (PV) PANELS

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.

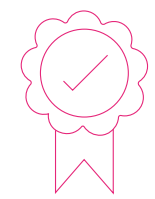
TREBOR DEVELOPMENTS

We've been paving the way for commercial properties for over a decade. Delivering units from 10,000 sq ft to 1,000,000 sq ft, we made our name implementing straightforward development processes that put sustainable building practices ahead of profits.

Founded in 2008, Trebor Developments is today a market leader in industrial development. Through our work with occupiers, agents and financial institutions, we've fulfilled the vision of countless businesses and earned a reputation for intelligent delivery.

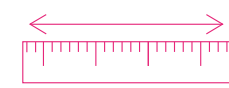
Along the way, we've stuck to our belief that development should always be strategic. That's why your business objectives are the starting point we refer to when approaching any project. The same is true of the spaces we build to let. Everything is managed so that all stakeholders feel represented by the final outcome.

Most importantly, we have skin in the game. We're a private, owner-managed organisation with no PLC or string of shareholders to report to. Decisions are made quickly and we apply a more hands-on approach in order to make your business, our business.



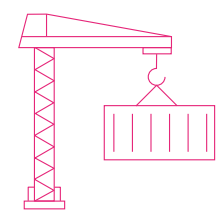
BEST IN CLASS

technical team and consultants.



6M SQ FT

committed from Q1 2022.



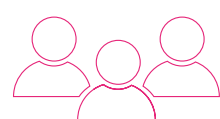
LIVE PROJECTS

in every region nationally, outside of the SE.



SUSTAINABILITY

Developing to BREEAM 'Excellent' and Net Zero.



FOCUSED

Small, focused home team.



PRIVATELY OWNED

Recent Occupiers:



Our Awards:



Revolution Park, Wolverhampton



"PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Trebor 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.



Gateway 4, Doncaster



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

AT EASTERN GATEWAY,
IPSWICH IP1 5AL

CONTACT

Please contact the retained agents:

**Lambert
Smith
Hampton**

RICHARD MEERING
07538 881 997
rmeering@lsh.co.uk

PETER EDWARDS
07354 846 001
pedwards@lsh.co.uk

savills

PHIL DENNIS
07799 221 113
pdennis@savills.com

MIKE WILSON
07880 378 174
mike.wilson@savills.com

**penn[®]
commercial**

VANESSA PENN
07721 922 946
vanessa@penncommercial.co.uk

RACHAEL JACKSON
07471 083 167
rachael@penncommercial.co.uk

HILLWOOD
A PEROT COMPANY[®]

**TREBOR
DEVELOPMENTS**

IMPORTANT NOTICE Lambert Smith Hampton, Savills and Penn Commercial give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2024.