AVAILABLE NOW

ACCESS

AT EASTERN GATEWAY,
IPSWICH IP2 5BL

INDUSTRIAL & LOGISTICS UNIT

33,139 SQ FT (3,078 SQ M)

SUSTAINABLE DESIGN

ENHANCED SPECIFICATION

READY FOR OCCUPATION



WWW.ACCESSEASTERNGATEWAY.CO.UK

HILLWOOD
A PEROT COMPANY®

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.

The unit is ready for immediate occupation.

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**





SUPERB LOCATION

BREEAM "EXCELLENT"

SIZEWELL C READY

STRONG LOCAL DEMOGRAPHICS

ESTABLISHED DEVELOPMENT PARTNER



PERFECTLY LOCATED FOR BUSINESS

Ipswich is strategically located on the A14 corridor approximately 17 miles from Felixstowe, and is a recognised 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:

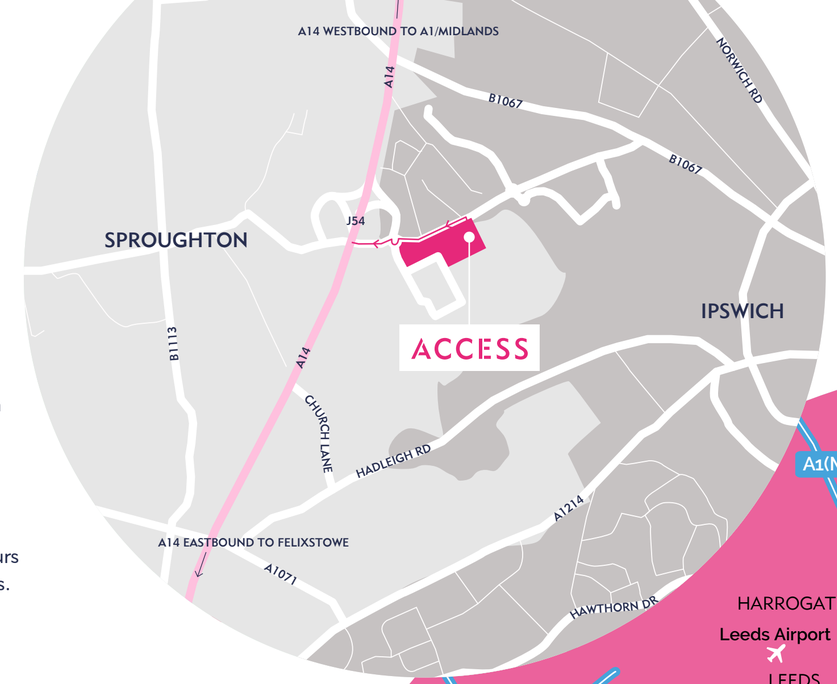
LA DORIA · amazon · REXEL · Hanson HEIDELBERGCEMENT Group · EDF · Menzies DISTRIBUTION · Travis Perkins · Tuffnells · TPS · Monumart Ltd · MKM · Cargo Move

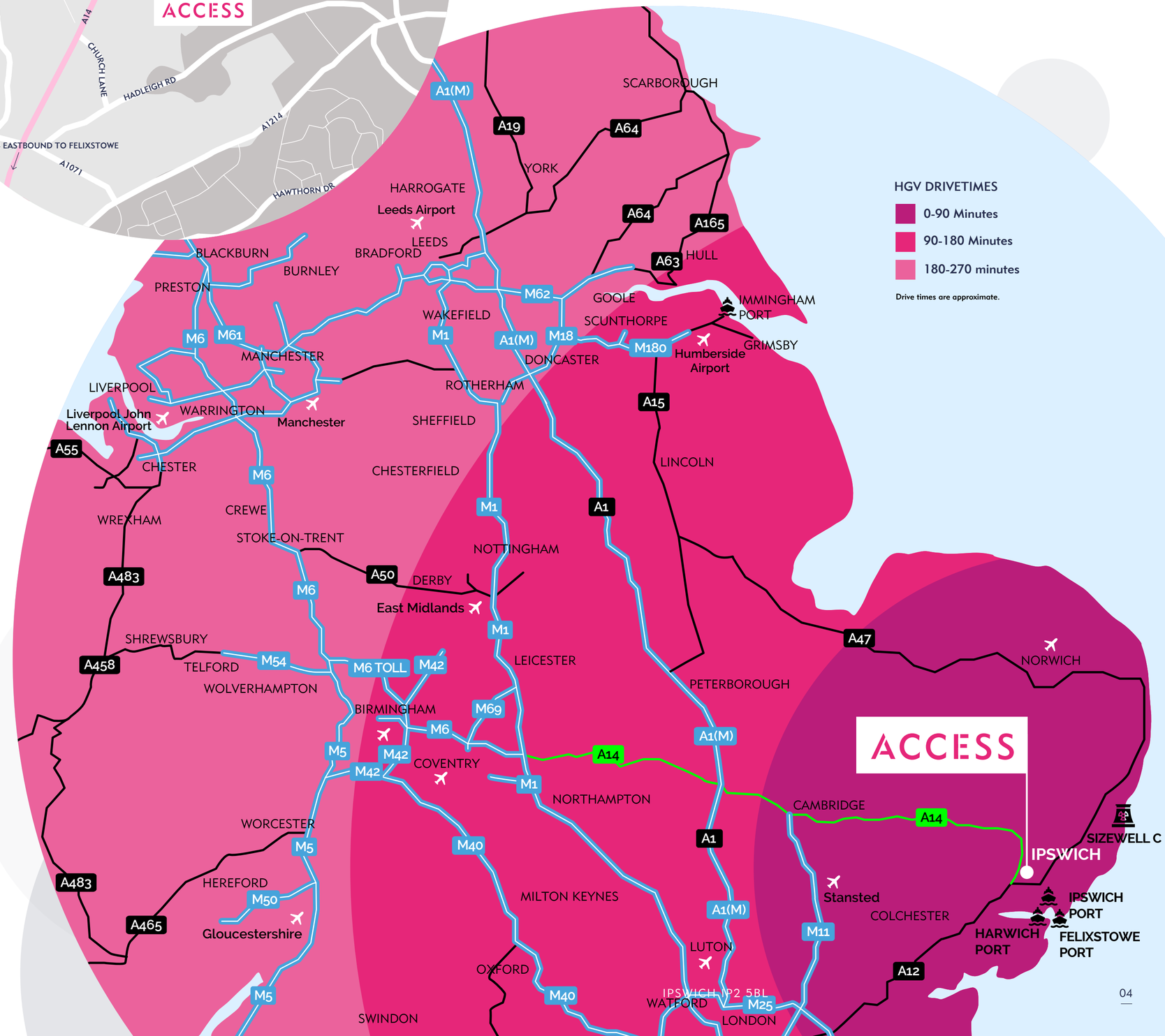
PORTS

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





///head.stocks.trade

POSTCODE: IP2 5BL



IT'S ALL IN THE DETAIL – UNIT 7

ENHANCED SPECIFICATION

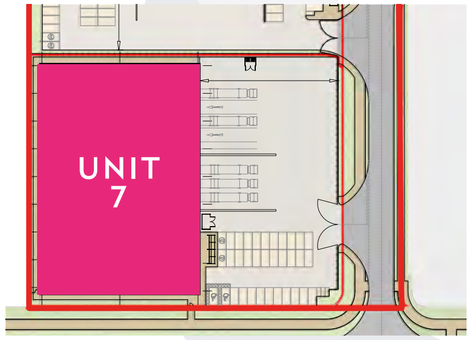
- FIBRE CONNECTIVITY
- CYCLE SPACES & SHOWER FACILITIES
- BREEAM "EXCELLENT"
- EPC "A" RATING
- 2 EV CHARGING POINTS
- ROOF DESIGNED FOR PV PANELS
- SUSTAINABLE MATERIALS
- 40M DEPTH SECURE SELF-CONTAINED YARD

SPECIFICATION

- 3 DOCK LEVEL DOORS
- 2 SURFACE LEVEL LOADING DOORS
- 50 KN FLOOR LOADING
- **220 KVA POWER SUPPLY**
- 37 CAR PARKING SPACES
- GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES
- SECURE YARD
- 10M CLEAR INTERNAL HEIGHT

ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	2,872	30,919
OFFICES	206	2,220
TOTAL GIA	**3,078**	**33,139**



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.

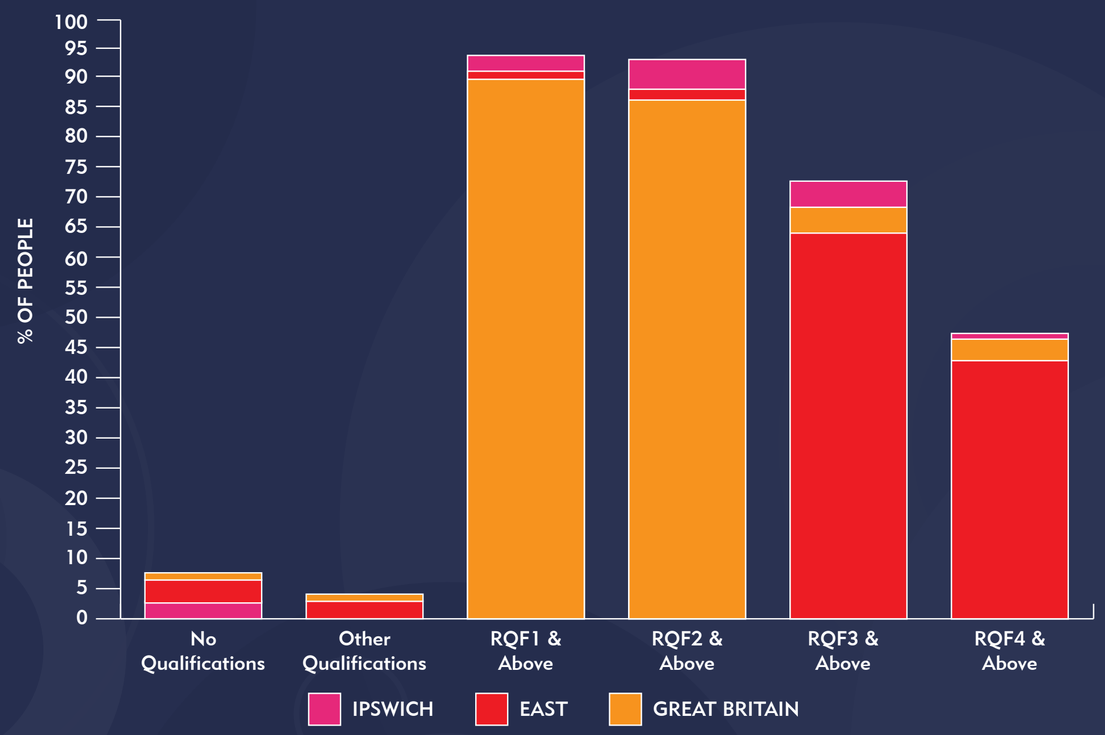
88%

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)



IPSWICH IP2 5BL

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.

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.

RECENT OCCUPIERS

DHL, TAIT, CROWN, EVRi, GEODIS, dpd, SIEMENS, movianto healthcare dedicated logistics, OXFORD INSTRUMENTS, ups, KLA, THULE SWEDEN

OUR AWARDS

IEG, insider Property Industry Awards, IAS industrial agents society, Property Awards 2023, the PROPS

www.hillwooduk.com

"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.



Lightning Park, Huntingdon



Central Approach, Bristol



Crewe 335, Crewe

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

Unit 7 is available for immediate occupation.

ACCESS

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IPSWICH IP2 5BL

CONTACT

Please contact the retained agents:

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Designed by:
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