

ELY ANGEL DROVE, ELY CB7 4EX GATEWAY

BRAND NEW WAREHOUSE
/LOGISTICS DEVELOPMENT
TO LET
Available Q2 2024



A DEVELOPMENT BY 
FRONTIER
A DYNAMIC FORCE IN UK PROPERTY



BRAND NEW WAREHOUSE /LOGISTICS UNITS TO LET

**NEW WAREHOUSE
/LOGISTICS UNITS**

A412

RETAIL PARK

**SELF
STORAGE**

TRADE UNITS

**PETROL STATION/
DRIVE-THROUGH**

HOTEL

ELY

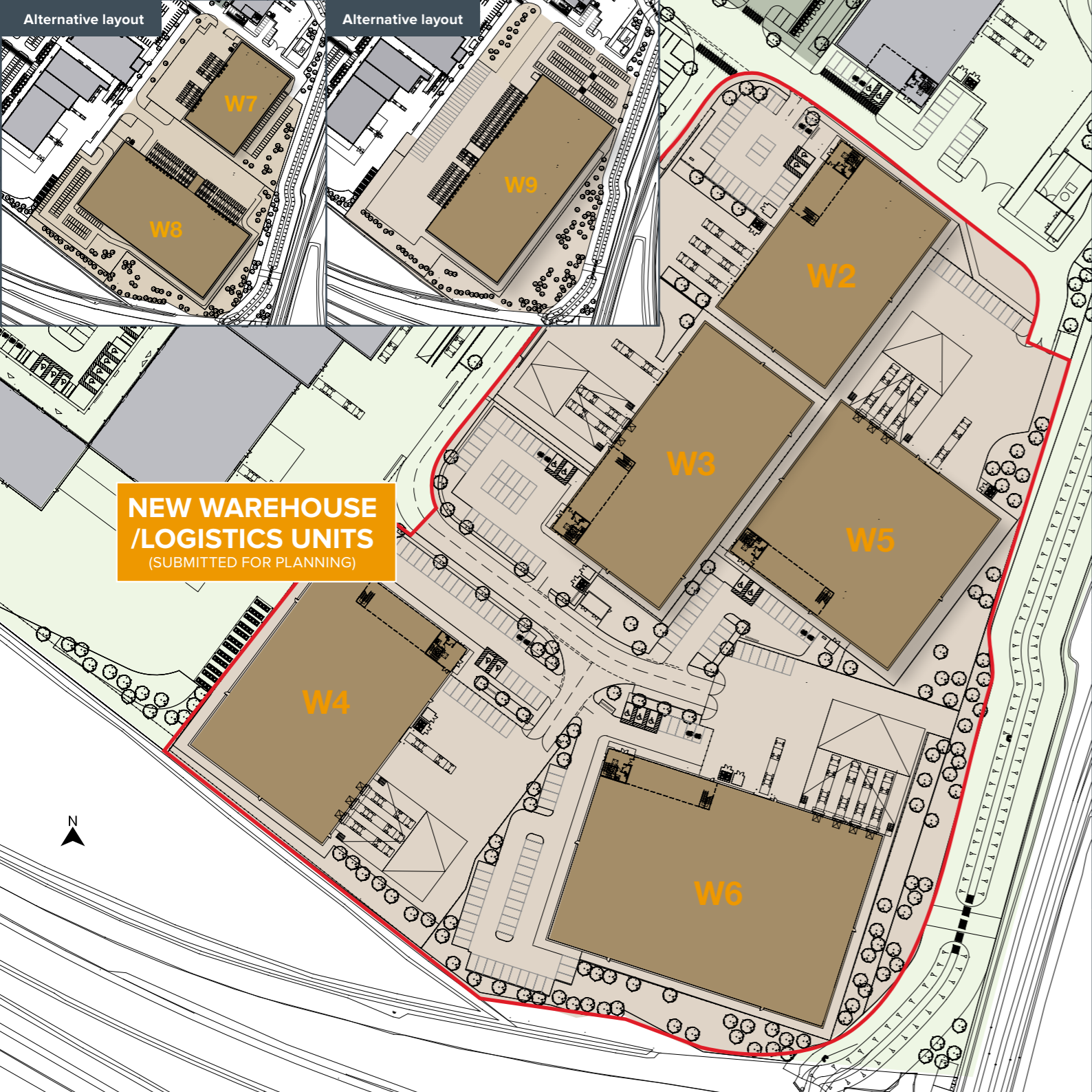
Units from
27,749 sq ft to 174,290 sq ft
Available Q2 2024

Ely Gateway is a new prominent c. 27.65 (11.18 hectare) mixed use development. Set in a prominent position, adjacent to the new Ely southern bypass, the scheme includes: 5 logistics/warehouse units, 6 retail units, a hotel, a self storage unit, a gym, a drive-through unit and a petrol station.

Ely Gateway is suitable for industrial/distribution uses within the E(c)/B2/B8 use classes sought by the planning application submitted. Unit sizes range from 27,749 sq ft to 55,323 sq ft in the scheme submitted for planning, however the site is capable of accommodating a single unit of up to 174,290 sq ft.

◀ **Newmarket (13 miles)**

Cambridge (16 miles)
Peterborough (13 miles) ▶



FLEXIBLE ACCOMMODATION

UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	TOTAL SQ FT	EAVES HEIGHT	YARD DEPTH	DOCK LEVEL DOORS	LEVEL ACCESS DOORS	CAR PARKING
Submitted for planning								
W2	27,749	2,578	2,578	10	10	0	3	28
W3	34,337	3,190	3,190	10	10	3	1	35
W4	40,139	3,729	3,729	10	10	4	1	40
W5	36,748	3,414	3,414	10	10	3	1	37
W6	55,326	5,140	5,140	12	12	5	1	55
Alternative options (subject to planning)								
W7	53,044	4,928	4,928	12	40	8	4	49
W8	111,589	10,367	10,367	15	45	16	8	95
W9	174,290	16,192	16,192	15	55	22	8	141

**NEW WAREHOUSE
/LOGISTICS UNITS**
(SUBMITTED FOR PLANNING)

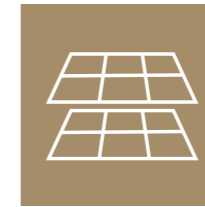


EXCELLENT SPECIFICATION



LOADING

Floor loading
50 KN / SQ M



ESG

Photovoltaic panels
over roofs



BREEAM

Target rating
Excellent



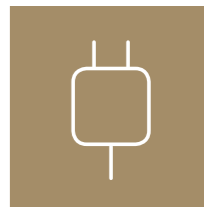
OFFICE

Category A fit out



CHARGING

Electric vehicle
charging point



POWER

3MVA
allocation

CONNECTIVITY COUNTS

Located on the Southern edge of Ely city the site is approximately 16 miles north of Cambridge, 26 miles west of Bury St Edmunds, 30 miles east of Peterborough and 76 miles north of London.

The scheme benefits from being adjacent to the newly delivered Ely Southern Bypass which links the Stuntney causeway and Angle Drove (both forming part of the A142).

Via the A10, which extends to the A14/M11 the A142 links Ely Gateway to Cambridge (to the South) and King's Lynn (to the North).



BY ROAD

DISTANCE

TIME



TIME BY RAIL

BY ROAD	DISTANCE	TIME	TIME BY RAIL
CAMBRIDGE	17 miles	39 minutes	39 minutes
BURY ST EDMUNDS	27 miles	37 minutes	37 minutes
PETERBOROUGH	31 miles	55 minutes	55 minutes
NORWICH	57 miles	1h 20 minutes	1h 22 minutes
LONDON LUTON AIRPORT	57 miles	1h 22 minutes	6h 27 minutes
FELIXSTOW	66 miles	1h 16 minutes	5h 53 minutes
LONDON	79 miles	1h 48 minutes	1h 48 minutes

*Approximate times and distances



FIND ELY GATEWAY
WITH **///WHAT3WORDS**

**COLLECTS
SUPERBLY
RESET**

TO CAMBRIDGE

TO NEWMARKET

AGENTS

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