

# THE > EAST

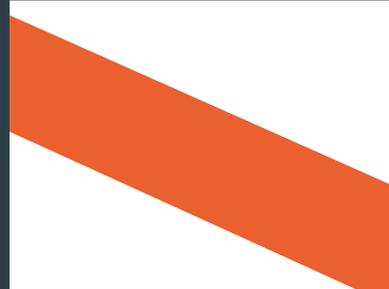
## NORFOLK & SUFFOLK



For more information visit  
[www.newanglia.co.uk](http://www.newanglia.co.uk)



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Regional Development Fund



## The East (Norfolk and Suffolk) contributes over £35 billion to the UK economy and since 2010 has grown by 9%, outstripping many 'powerhouse' areas.

Located close to Cambridge (20 mins) and London (60 mins), the East is a highly attractive investable proposition and a location of choice for growing a global business.

The East has a diverse economy with 63,000 enterprises and world class centres of research and innovation. It is the second-fastest growing area for high-growth firms in the UK.

Norfolk and Suffolk have major urban growth areas including Greater Norwich and Ipswich, both listed alongside Cambridge in the top five fastest growing city economies in the UK, in the 2018 UK Powerhouse Study\*.

### Key Growth Clusters;

- Clean Energy
- ICT and Creative Industries
- Agri-Food
- Finance and Insurance
- Life Sciences, health and biotech
- Advanced engineering
- Tourism and leisure

Our main transport corridors, including the A14, A47, A12 and A11 provide good connectivity into the Midlands, London and the South East, but also to Stansted, Norwich and Southend airports, connecting us worldwide.

Our £2.2 billion ports and logistics sector is centred around the major ports of Felixstowe, Ipswich, Lowestoft, Great Yarmouth and King's Lynn, all offering significant commercial investment opportunities. Felixstowe alone handles around 40% of the UK's container trade with 3,000 ships connecting to over 400 port destinations worldwide every year.

The unique natural landscape of Norfolk and Suffolk, diverse cultural heritage and quality of lifestyle give the East its distinctive character, helping to attract and retain skilled talent from around the world, enjoying an unrivalled quality of life.

\*Cities by GVA annual growth in the UK Powerhouse Study (Irwin Mitchell)

- 1. Beeston Park, Norwich**  
A variety of investment opportunities available  
Contact: Stephen Scowen  
stephen.scowen@broadland.gov.uk  
01603 430 125
- 2. Broadland Business Park and Brook Farm, Norwich**  
Outline planning permission has been granted for a mixed use development opportunity  
Contact: Stephen Scowen  
stephen.scowen@broadland.gov.uk  
01603 430 125
- 3. Broadland Gate, Norwich**  
Outline planning permission has been granted for a business park  
Contact: Stephen Scowen  
stephen.scowen@broadland.gov.uk  
01603 430 125
- 4. Browick Interchange, Wymondham**  
Newly constructed design and build opportunities from 929sqm upwards, on either a freehold or leasehold basis  
Contact: Nina Cunningham  
ncunningham@s-norfolk.gov.uk  
01508 533 745
- 5. Chilton Woods, Sudbury**  
Outline planning permission has been granted for a residential-led mixed use scheme  
Contact: Sue McKinley  
sue.mckinley@concertus.co.uk  
01473 316 600  
chilton.woods@suffolk.gov.uk
- 6. Rear of Norwich City Hall Redevelopment, Norwich**  
Office or hotel development with some retail and access from St Giles Street  
Contact: Dave Moorcroft  
01603 212 225  
davidmoorcroft@norwich.co.uk
- 7. The Food Enterprise Park, Norwich**  
Local Development Order has now been adopted on a 19ha site for up to 50,000sqm of floor space  
Contact: Stephen Scowen  
stephen.scowen@broadland.gov.uk  
01603 430 125
- 8. Futura Park, Ipswich**  
With Enterprise Zone status, the site benefits from outline planning permission for B1, B2 and B8 uses. Serviced development parcels are ready immediately  
Contact: Michelle Gordon  
michelle.gordon@ipswich.gov.uk  
01473 432 922
- 9. Great Yarmouth Energy Park, Great Yarmouth**  
The Energy Park seeks to redevelop ageing industrial/warehousing stock to serve demand in the offshore energy sector  
Contact: David Glason  
david.glason@great-yarmouth.gov.uk  
01493 846 643
- 10. Great Yarmouth Golden Mile Seafront, Great Yarmouth**  
The council is willing to invest in this prime seafront site, and offers a supportive planning environment  
Contact David Glason  
david.glason@great-yarmouth.gov.uk  
01493 846 643
- 11. Great Yarmouth Town Centre, Great Yarmouth**  
Two immediate major opportunities:  
1 The Conge; road link between the town centre and the railway station  
2 The King Street area; invest in a leisure-led development in the heart of the town centre  
Contact: David Glason  
david.glason@great-yarmouth.gov.uk  
01493 846 643
- 12. Great Yarmouth Waterfront, Great Yarmouth**  
To deliver a blend of new homes, employment and retail opportunities on prime riverside locations. Up to 40ha of predominantly brownfield riverside frontage with proposals for a new development to provide 1,000 new homes  
Contact: David Glason  
david.glason@great-yarmouth.gov.uk  
01493 846 643
- 13. Haverhill Business Park, Haverhill**  
Offers premium build-to-suit opportunities from 230-21,200sqm on a leasehold or freehold basis  
Contact: economic.development@westsuffolk.gov.uk  
01284 757 114
- 14. Haverhill Research Park, Haverhill**  
Offers newly constructed design and build opportunities from 1,000sqm up to 21,200 sqm on a freehold and/or leasehold basis  
Contact: economic.development@westsuffolk.gov.uk  
01284 757 114

- 15. Hethel, Wymondham**  
The site offers commercial investment opportunity on allocated employment land in the South Norfolk area  
Contact: Nina Cunningham  
ncunningham@s-norfolk.gov.uk  
01508 533 745
- 16. Kings Warren, Red Lodge**  
Offers the opportunity for business to locate on high quality business premises with B1 and B2 use  
Contact: economic.development@westsuffolk.gov.uk  
01284 757 114

- 17. Longwater, Norwich**  
Offers a commercial investment opportunity on allocated employment land in the South Norfolk area for retail, leisure and commercial  
Contact: Nina Cunningham  
ncunningham@s-norfolk.gov.uk  
01508 533 745
- 18. Gateway 14, Stowmarket**  
Has outline planning consent, establishing the principle for employment development, there is potential to accommodate over 1 million sq. ft. of logistics, warehousing advanced manufacturing and business space  
Contact: Emily Attack  
01449 724 856  
John Allan john.allan@gva.co.uk

- 19. Morston Point, King's Lynn**  
Leasehold and freehold design and build packages on offer  
Contact: Mark Burton FRICS  
01277 201 300  
mark@massandco.com
- 20. Nar Ouse Enterprise Zone, King's Lynn**  
Seeking freehold or leasehold commercial investors, but open to suggestions or proposals  
Contact: Ostop Paparega  
ostap.paparega@west-norfolk.gov.uk,  
01553 616 890

- 21. Nelson Quay, King's Lynn**  
Seeking joint venture partner, but open to suggestions / proposals. Also, would consider a land sale to potential developer  
Contact: Ostop Paparega  
ostap.paparega@west-norfolk.gov.uk  
01553 616 890
- 22. Norwich Airport Industrial Estate, Norwich**  
Norwich City Council and Norfolk County Council are seeking a joint venture partner to appoint as Asset Manager  
Contact: Dave Moorcroft  
01603 212 225  
davidmoorcroft@norwich.co.uk

- 23. Norwich Research Park, Norwich**  
The 25ha Enterprise Zone site (zones 1-4) offers design and build opportunities and single use sites ranging from circa 0.2ha up to circa 6.95ha on leasehold in Zones 1 & 2, freehold and leasehold in Zone 3 & 4  
Contact: Nina Cunningham  
ncunningham@s-norfolk.gov.uk  
01508 533 745
- 24. Phoenix Enterprise Park, Lowestoft**  
Phase 1 & 2 – a mix of seven small starter units, three medium units and six large units – will be ready for occupation in March 2018.  
Phase 3 is expected to be a similar mix of sized units  
Contact: Mike Younger  
01493 853 853 / 07940 254 717  
mike.younger@aldreds.co.uk
- 25. Princes Street, Ipswich**  
Permission has been given for construction of an office building (B1). The plans detail an office building of 5 storeys plus roof top plant  
Contact: Michelle Gordon  
michelle.gordon@ipswich.gov.uk  
01473 432 922
- 26. Snetterton Heath, Snetterton**  
Opportunities for land purchase, leasehold, 'design and build' and joint venture options  
The estimated investment opportunities is circa. £224m  
Contact: Robert Campbell  
robert.campbell@breckland.gov.uk  
01362 656 808
- 27. Suffolk Business Park, Bury St Edmunds**  
Newly constructed design and build opportunities from 5,000 to 750,000 sq ft, on a freehold and/or leasehold basis  
Contact: economic.development@westsuffolk.gov.uk  
01284 757 114
- 28. Thetford Enterprise Park, Thetford**  
There are opportunities for land purchases, leases and joint ventures which will create a major technology focused enterprise park. The total investment value is circa. £50m  
Contact: Robert Campbell  
robert.campbell@breckland.gov.uk  
01362 656808
- 29. Sproughton Enterprise Park, Ipswich**  
Particularly suitable for logistic and distribution uses. However, consideration for other office or industrial uses, together with limited complementary uses for both the park and the surrounding area, such as retail and a hotel. In total, the site has the capacity to accommodate up to 100,250sqm of commercial development, together with an 80-bed hotel  
Contact: Chris Bull  
christopher.bull@ipswich.gov.uk  
01473 432 209
- 30. Egmere Business Zone, Wells-next-the-sea**  
7.4ha site has been established to support investment associated with the growing offshore renewables sector off the North Norfolk Coast.
- 31. Scottow Enterprise Park, Coltishall**  
12.4ha Ex-RAF site providing a unique offering for grow on space, private high voltage renewable energy network. Tenants onsite and growth underway.
- 32. Waterfront Island, Ipswich**  
The Island site offer key regeneration opportunities. The enterprise zone forms 2ha of the 6ha island site. The site has great potential for redevelopment.
- 33. Beacon Park, Great Yarmouth**  
16.7ha site in a super location. The government have approved extension of the existing Enterprise Zone site, which will mean space for an additional 30 businesses.
- 34. South Denes, Great Yarmouth**  
58.8ha site features land ripe for development and for storage and laydown.
- 35. Ellough Business Park, Lowestoft**  
The site offers 17ha of space for design-and-build industrial / warehouse units with a wide range of opportunities.
- 36. Mobbs Way, Lowestoft**  
4.7ha site is already proving popular with growing companies. The site provides both design-and-build opportunities and range of ready-built offices, workshops and light industrial units.
- 37. Riverside Road, Lowestoft**  
The 4.5ha site has been developed for two iconic buildings. Future development proposals include a potential second phase development by Essex and Suffolk Water.
- 38. South Lowestoft Industrial Estate, Lowestoft**  
20ha site offers extensive design-and-build opportunities as well as a range of ready built units.

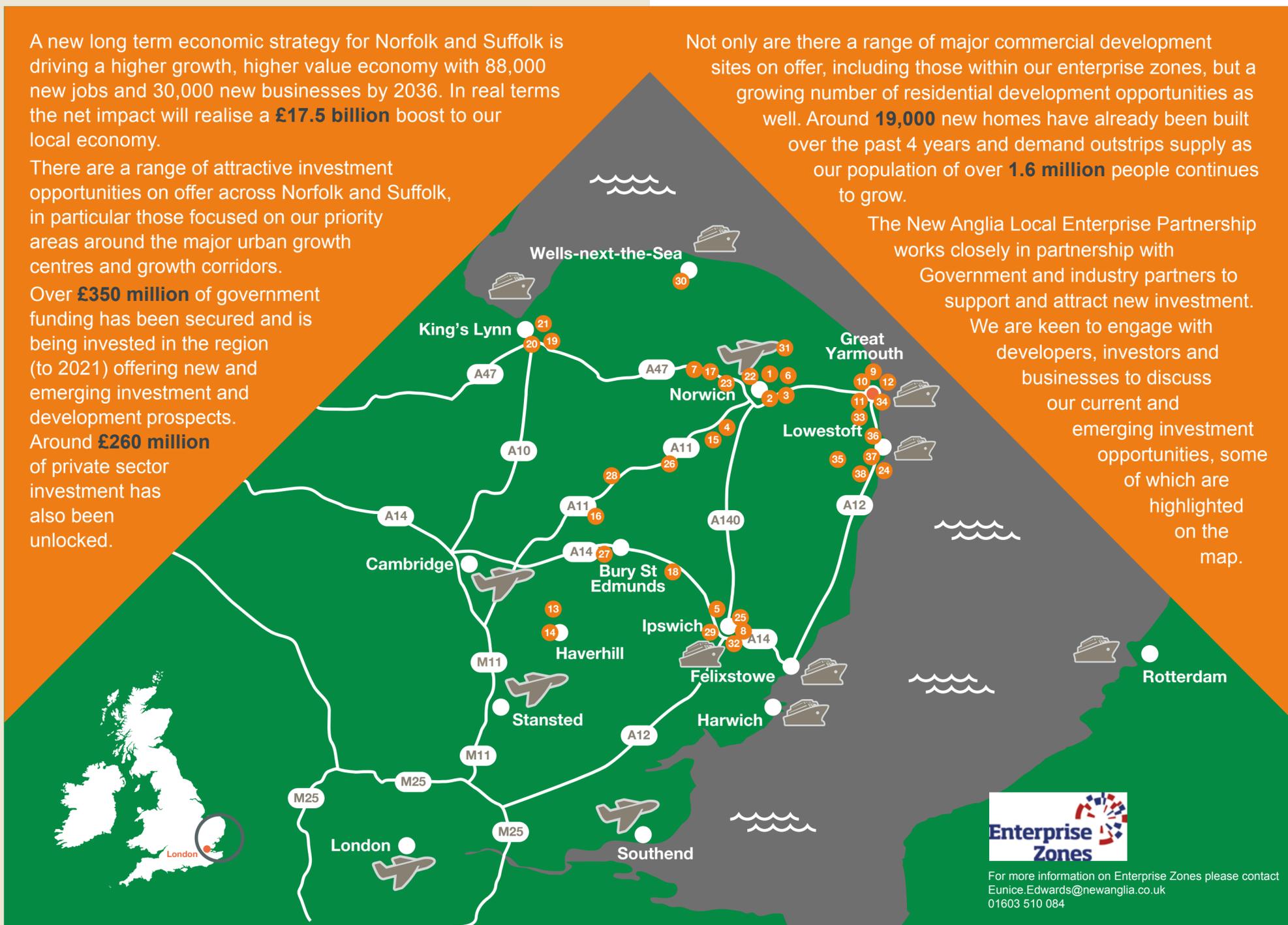
A new long term economic strategy for Norfolk and Suffolk is driving a higher growth, higher value economy with 88,000 new jobs and 30,000 new businesses by 2036. In real terms the net impact will realise a **£17.5 billion** boost to our local economy.

There are a range of attractive investment opportunities on offer across Norfolk and Suffolk, in particular those focused on our priority areas around the major urban growth centres and growth corridors.

Over **£350 million** of government funding has been secured and is being invested in the region (to 2021) offering new and emerging investment and development prospects. Around **£260 million** of private sector investment has also been unlocked.

Not only are there a range of major commercial development sites on offer, including those within our enterprise zones, but a growing number of residential development opportunities as well. Around **19,000** new homes have already been built over the past 4 years and demand outstrips supply as our population of over **1.6 million** people continues to grow.

The New Anglia Local Enterprise Partnership works closely in partnership with Government and industry partners to support and attract new investment. We are keen to engage with developers, investors and businesses to discuss our current and emerging investment opportunities, some of which are highlighted on the map.



For more information on Enterprise Zones please contact  
Eunice.Edwards@newanglia.co.uk  
01603 510 084

# THE > EAST

## NORFOLK & SUFFOLK



# THE EAST – OUR ECONOMY AT A GLANCE



The home of the UK's **largest** container port at Felixstowe handling around **40%** of the UK's container trade



The home of fast growth urban centres including Ipswich and Norwich, listed in the **top five** fastest growing city economies in the UK in the 2018 UK Powerhouse Study

## Infographics



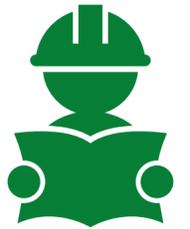
The home of Norwich International Airport connecting to **322** global destinations, via Amsterdam-Schiphol, just a 55 minute flight away



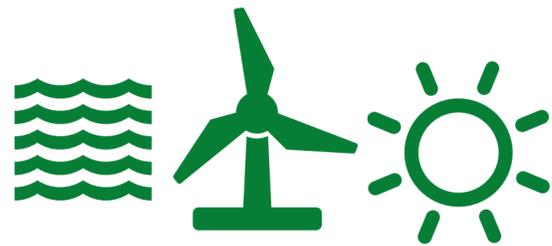
The home of British Horse Racing at Newmarket with an annual **£240 million** of economic impact



The home of the University of East Anglia, Norwich University of the Arts and the University of Suffolk



The home of two of the largest multi-site Enterprise Zones in the country with a total development area of over **250 hectares**



The home of the UK's All Energy Coast contributing **£35 billion** to UK plc across offshore renewables, oil, gas, nuclear, solar and a range of alternative energy technologies



The home of BT's Global Research and Development HQ and 100+ tech businesses near Ipswich creating **£750 million** of GVA



The home of **Lotus Cars** at Hethel, one of world's best loved specialist sports car brands



The home of the Cambridge-Norwich Tech Corridor with a **£27 billion** economy and science and research jobs increasing by 40% in 8 years

### Priority Growth Areas;

- Ipswich
- Greater Norwich
- Cambridge-Norwich Tech Corridor
- A14 and A47 Growth Corridors
- Energy Coast
- King's Lynn
- Great Yarmouth and Lowestoft Enterprise Zone
- Space to Innovate Enterprise Zone