





# Egmere Business Zone

## Wells-next-the-Sea ◀ 7.4 hectares ▶

The Egmere Business Zone is a 7.4 ha site, situated to the south of port facilities at Wells-next-the-Sea, which has been established to support investment associated with the growing offshore renewables sector off the North Norfolk coast.

The Egmere Business Zone is situated on the B1105 road - 7 kilometres south of the Port of Wells and 9 kilometres north of the thriving market town and employment centre of Fakenham, where connection can be made onto the A148, A1065 and A1067 roads.

The Zone has been established in response to demand shown by the growing offshore renewables sector and is already home to the headquarters and Operations and Maintenance facilities of the Sheringham Shoal offshore windfarm, operated by Statkraft.

Other windfarms off the coast which have the potential to be supported from the Port of Wells / Egmere Business Zone - include the Dudgeon, Race Bank, Triton Knoll, Lincs, Lynn and Inner Dowsing schemes.

The Egmere Business Zone offers an outstanding rural setting, with easy access to the Port of Wells' Outer Harbour facilities, a simplified planning regime and a dynamic and supportive local authority.

With the benefit of Superfast broadband, business rate incentives and investment in site infrastructure to provide "development-ready" sites, the Egmere Business Zone site provides an excellent location for new business investment.

### Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband

# Nar Ouse Business Park

## King's Lynn ◀ 15 hectares ▶

The Nar Ouse Business Park is a 15 ha site on the southern edge of the town close to the A47, A10 and A17. The site is well connected via these strategic road links to the regional cities of Peterborough, Norwich and Cambridge. The nearby King's Lynn to London railway line offers an hourly service.

Owned by the Borough Council of King's Lynn & West Norfolk, the site is clean and clear and primary infrastructure and utilities have been provided. The site benefits from outline planning permission for B1, B2 and B8 uses.

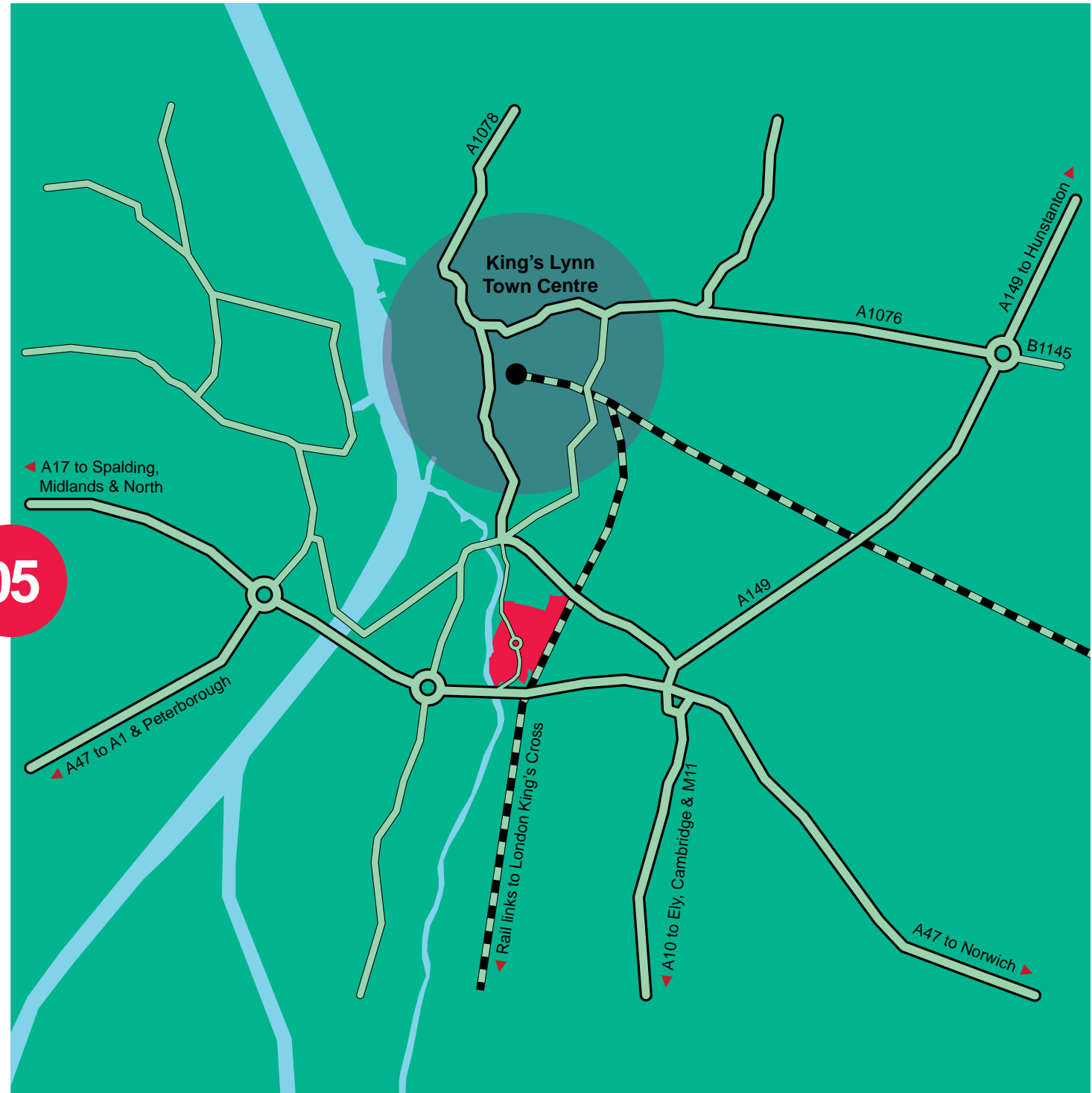
Food processing, agri-tech, advanced engineering and high-tech manufacturing are the sector focus for this site. Each already has a strong presence in the area, with several leading edge businesses located in West Norfolk. This critical mass provides significant local expertise, well developed supply chain activity and a strong skills base, which would benefit new and growing businesses.

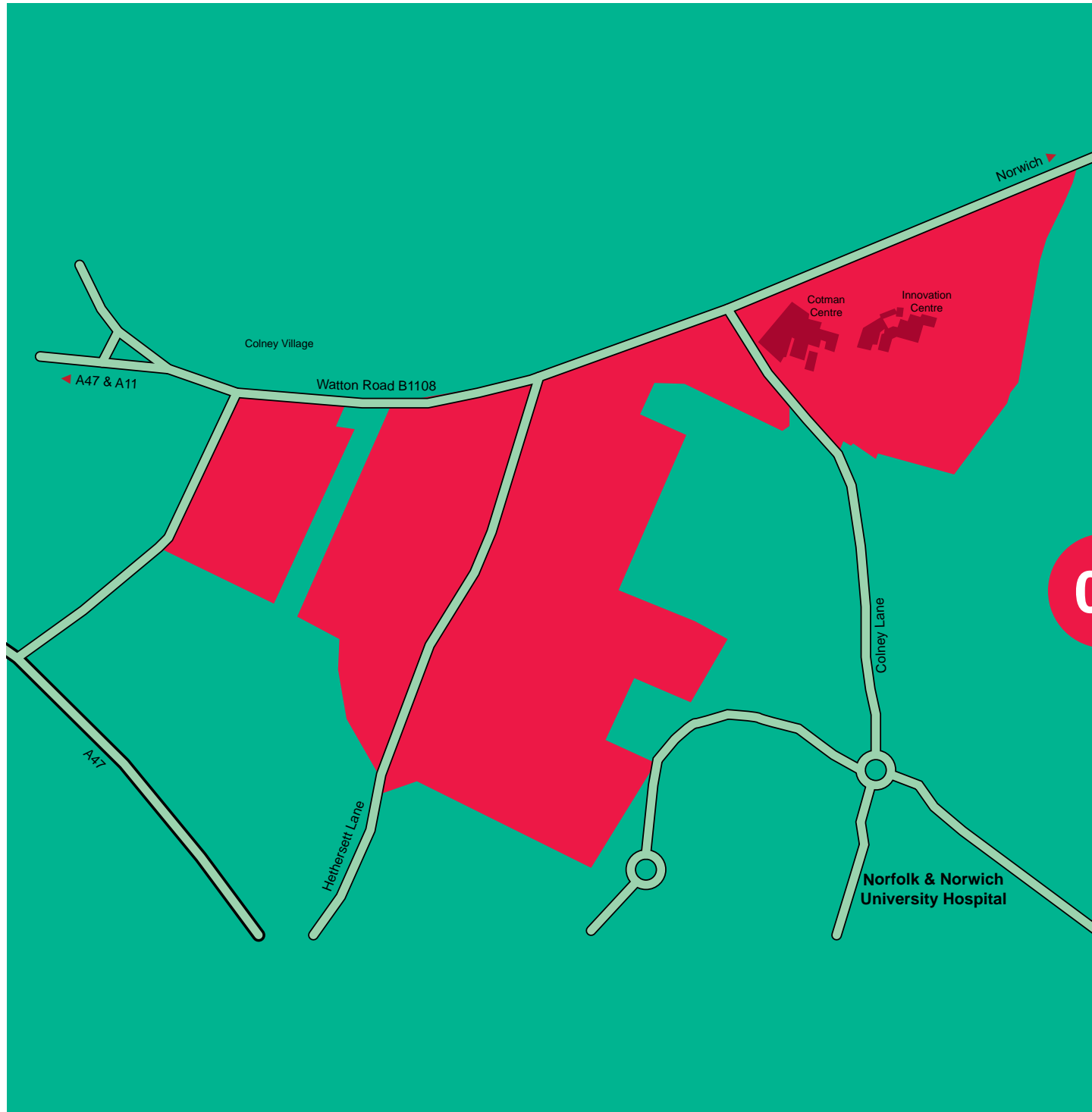
Close links with the adjacent newly-opened King's Lynn Innovation Centre will also stimulate business growth, drive research and development, and attract new international businesses.

With support for accessing business grants, moving into new markets or starting to export, along with a comprehensive business aftercare programme, the site offers excellent growth opportunities.

### Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband





# Norwich Research Park

Norwich  
 < 25 hectares >

One of the largest single-site concentrations of research in food, health and life sciences in Europe, Norwich Research Park has world-leading credentials to secure the UK's position as the global leader in these emerging multi-billion pound sectors.

The Park is home to over 12,000 employees including 3,000 researchers and clinicians with an annual research spend of over £100 million.

It brings together four internationally renowned research organisations, the John Innes Centre, the Institute of Food Research, The Genome Analysis Centre and The Sainsbury Laboratory, together with the University of East Anglia and the Norwich and Norfolk University Hospitals NHS Foundation Trust, all located within a 1km radius.

New developments include a £81.6 million Food & Health research centre, the Quadram Institute and Leaf Systems - a translational facility for the research, development and manufacture of high value products in plants. Norwich Research Park Enterprise Zone has outline planning permission for 25 ha of commercial, research and development, and ancillary uses.

The Park has fully resilient Superfast broadband and it boasts a range of accessible facilities including the award winning Centrum building, which provides accommodation for early stage companies and acts as a hub for networking and knowledge exchange.

A remarkable location, with excellent transport links to Cambridge, London and Europe, businesses locating to the Park also benefit from the outstanding quality of life South Norfolk offers.

**Benefits:**

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- simplified planning
- access to Superfast broadband

# Scottow Enterprise Park

## Coltishall

◀ 26 hectares ▶

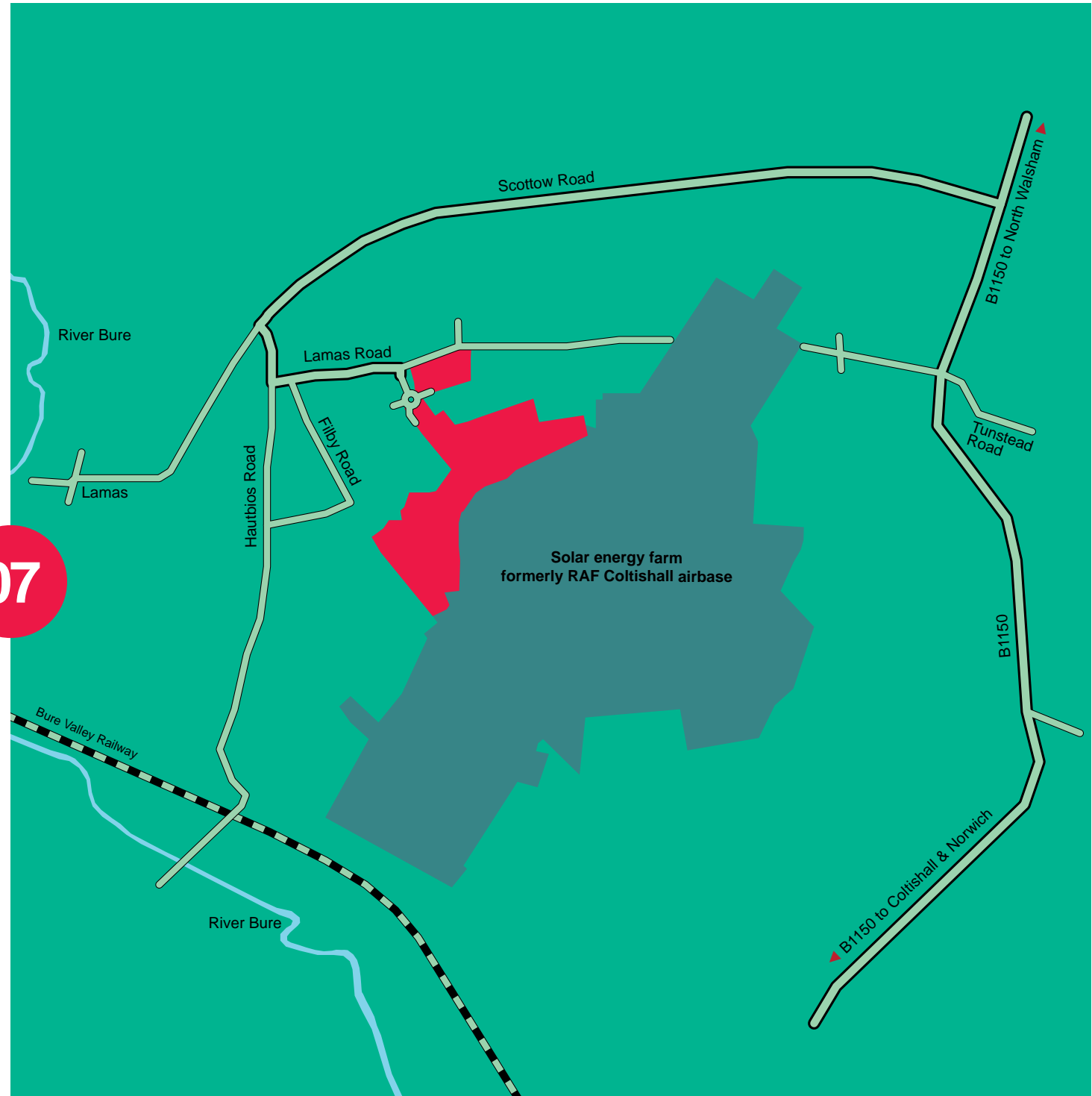
Scottow Enterprise Park is a 12.4 ha Ex-RAF site on the Northern Edge of the Greater Norwich urban zone. The site will benefit from the planned Northern Distributor road (due Q1 of 2018), which will greatly enhance site accessibility and support economic growth North of Norwich.

The site provides a unique offering for grow on space, a private high voltage renewable electricity network and promises to be a strategic business location across the East and the UK. This unique test bed will be perfectly positioned for low carbon & built environment technologies, with tenants already onsite and growth underway.

This Norfolk County Council owned site has the backing of local partners to ensure routes into the Enterprise Zone could not be smoother. A move to the Scottow Enterprise Zone will not only put your business in the right place to profit from the huge investment over 25 years that's being made into this enterprise park, you will also benefit from business rate relief for up to five years to get you moving quicker and commitment for Superfast broadband to speed communications with your customers.

### Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband





# Great Yarmouth and Lowestoft Enterprise Zone

Great Yarmouth and Lowestoft are at the heart of the East of England's energy powerhouse. It is estimated that £50 billion will be invested in the region's energy sector over the next two decades, with £18.1 billion to be committed up to 2020. Your business can be part of this exciting future by moving and growing in the Great Yarmouth and Lowestoft Enterprise Zone.

## Beacon Park 11 Great Yarmouth < 16.7 hectares >

Beacon Park, one of the most successful Enterprise Zone sites in the country, offers a range of bespoke design-and-build opportunities for growing companies, in addition to high-quality, ready-built offices and workshops for businesses seeking a speedy occupation.

Targeted at growing energy sector businesses, the fully-landscaped park is a growing hub for the high-tech and light industrial operations of businesses in the sector and is home to EEEGR, the East of England Energy Group.

The 16.7ha site is superbly located, with direct access to the new A12/A143 link road and close to the A12 trunk road linking Great Yarmouth and Lowestoft. In the 2015 Autumn Statement, the Government approved a bid to extend the existing Enterprise Zone at Beacon Park, which will mean space for an additional 30 businesses.

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

## South Denes 12 Great Yarmouth < 58.8 hectares >

This area of the Enterprise Zone encompasses a large area of land between the River Yare and the southern North Sea in Great Yarmouth, including the deep water Outer Harbour. This site is strategically placed for access to the southern North Sea and is uniquely well situated for companies to take advantage of the vast potential of the offshore wind energy industry.

The 58.8 ha site features land ripe for development and for storage and laydown. The Enterprise Zone area is enveloped by a 13.3 ha Local Development Order that includes the Outer Harbour and a long stretch of the river quayside and brownfield development land which allows for a simplified planning process for businesses in the energy, port and logistics sectors. The wider area is served by the A12 and A47 trunk roads which provide road links to the south and to the west. Great Yarmouth railway station, which is located 2km north of the area, provides links to Norwich and onto London.

Three sites, amounting to an additional 1.14 ha of industrial land, are set to be added to the South Denes Enterprise Zone Site in 2017.

### Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband

