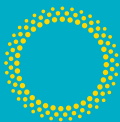




# *enterprise zones*



Norfolk  
& Suffolk  
*Unlimited*

**NEWANGLIA**  
Local Enterprise Partnership  
for Norfolk and Suffolk

**Enterprise  
Zones**





 Enterprise Zone Sites

# 25 years of investment in 16 sites across Norfolk & Suffolk

The Space to Innovate Enterprise Zone comprises 10 sites across Norfolk and Suffolk which are helping to create thousands of new jobs over 25 years. Collectively they provide over 130ha of space for new and expanding businesses looking to grow in Norfolk and Suffolk.

The Great Yarmouth & Lowestoft Enterprise Zone covers 6 sites. It is strategically placed to capture billions of pounds of investment in the region's energy sector and supply chain over the next two decades.

Share our energy,  
embrace ambition and  
celebrate innovation  
right here with us.

[norfolksuffolkunlimited.co.uk](http://norfolksuffolkunlimited.co.uk)



# Norwich Research Park

Norwich, Norfolk ● Space to Innovate Enterprise Zone



Norwich Research Park is a world-renowned centre of excellence for research and innovation in biotech, genomics, food and nutrition. The park includes the University of East Anglia, Norfolk & Norwich University Hospital and globally significant research institutes.

The 25ha site sits 5km west of Norwich city centre and is part of the Cambridge-Norwich Tech Corridor and is well served by public transport and the main A47 and A11 routes.

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# Scottow Enterprise Park

Coltishall, Norfolk ● Space to Innovate Enterprise Zone

Scottow Enterprise Park comprises 12.4ha at a former RAF site just 14km from Norwich International Airport and 17km from the centre of Norwich City.

At Scottow Enterprise Park, companies specialise in construction, advanced manufacturing & engineering, cultural, digital and ICT sectors.



# Nar Ouse

*King's Lynn, Norfolk* ● *Space to Innovate Enterprise Zone*

**Nar Ouse Business Park provides 15ha of development space at the southern edge of the town of King's Lynn.**

The site is already home to an innovation centre and there is keen interest from businesses in agri-tech, food processing, advanced engineering and high-tech manufacturing sectors.

The A47 and A17 roads give connectivity to London, Peterborough and Cambridge and the rail link to London Kings Cross adds Europe-wide connectivity.



# Egmere

*Wells-next-the-sea, Norfolk* ● *Space to Innovate Enterprise Zone*

**The Egmere Business Zone is a 7.4ha site situated south of the port at Wells-next-the-sea.**

It has been established to support the growing offshore renewables sector and provides access to windfarm projects in the southern North Sea.



# Eastern Gateway

Sproughton, Ipswich, Suffolk ● Space to Innovate Enterprise Zone



Eastern Gateway sits on the edge of Ipswich adjacent to junction 54 of the A14 route and is just 25km from the port of Felixstowe.

The 14ha site is attractive to innovative companies in warehousing, distribution and industry. The site location also means there is easy road and rail links to the Midlands, London, Cambridge and Norwich.

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## Gateway 14

Stowmarket, Suffolk ● Space to Innovate Enterprise Zone

The 17ha Enterprise Zone site at Stowmarket forms the first phase of Gateway 14, a new enterprise park of approximately 79ha.

Next to junction 50 of the A14, the site has access to the Port of Felixstowe, strategic road and rail infrastructure and will provide bespoke accommodation for agri-tech, food and health, digital and media businesses as well as warehousing and distribution.



# Suffolk Park

*Bury St Edmunds, Suffolk* ● *Space to Innovate Enterprise Zone*

Suffolk Park provides 14ha of Enterprise Zone space and is strategically located on the A14 at Bury St Edmunds.

The site is positioned to give access to the Port of Felixstowe and will be home to businesses focusing on ICT and creative digital, high-value manufacturing and R&D.



# Princes Street

*Ipswich, Suffolk* ● *Space to Innovate Enterprise Zone*



In the Princes Street office district 3ha of the Enterprise Zone offers office accommodation for new and growing businesses close to Ipswich train station.

Princes Street is home to businesses specialising in ICT, digital and professional services.

# Futura Park

Ipswich, Suffolk ● Space to Innovate Enterprise Zone

10ha of Enterprise Zone sits within the larger Futura Park site which includes offices, retail and warehousing space.

For growing SMEs, the wider park offers new infrastructure and close proximity to the A14 with connections to the whole of the East of England, London and port facilities at Ipswich and Felixstowe.



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# Waterfront Island

Ipswich, Suffolk ● Space to Innovate Enterprise Zone



The Waterfront Island site provides 2ha of space ready for redevelopment.

It sits directly opposite the main University of Suffolk campus and could be a hub for high-value science, technology, engineering and mathematics (STEM) employment and research.



# Beacon Park

Great Yarmouth, Norfolk ● Great Yarmouth and Lowestoft Enterprise Zone



Beacon Park provides 27.83ha of space to the south of Great Yarmouth focusing on the offshore energy sector.

The site has good connections to the A12 and A143 roads and is a hub for global companies and SMEs on the all-energy coast.

# South Denes

Great Yarmouth, Norfolk ● Great Yarmouth and Lowestoft Enterprise Zone

South Denes is a 60.14ha site that borders the Great Yarmouth Energy Park

The site covers a large area of the Port of Great Yarmouth, including the deep-water outer harbour. The site focuses on businesses associated with decommissioning, nuclear and oil and gas exploration and offshore renewable energy.



# Riverside Road

Lowestoft, Suffolk ● Great Yarmouth and Lowestoft Enterprise Zone



The Riverside Road site in Lowestoft is a 5.35ha site on Lowestoft's inner harbour.

It sits next to the strategic A12 route and comprises high quality office accommodation with a diverse sector focus.

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# South Lowestoft Industrial Estate

Lowestoft, Suffolk ● Great Yarmouth and Lowestoft Enterprise Zone

South Lowestoft Industrial Estate has direct access to the A12.

The 20ha site offers a range of opportunities for growing SMEs in the energy sector, supply chain and other industries.



# Ellough Business Park

Beccles, Suffolk ● Great Yarmouth and Lowestoft Enterprise Zone

Ellough Business Park provides 17ha of space to the west of Lowestoft.

The site sits close to the key A146 route and provides a range of options for growing businesses.



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# Mobbs Way

Oulton, Suffolk ● Great Yarmouth and Lowestoft Enterprise Zone

In the north west of Lowestoft, Mobbs Way Business Park provides 5.14ha of space with good access to the A12 and A146 routes.

The location offers a range of accommodation options for expanding SMEs in various sectors.



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