

→ WHY HERE?



Home to a rare combination of world-class science, advanced engineering, digital technologies, and major national energy and trade infrastructure, this document showcases where our region leads—setting out clear opportunities to connect, invest and grow with Norfolk and Suffolk.

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Powering Connecting Feeding Innovating

Norfolk and Suffolk offers direct access to global markets, proximity to the UK's offshore energy assets, and strong connectivity to London, the Midlands and Europe. The region plays a critical role in delivering national priorities for net zero, food security, digital resilience and global trade.

-  Clean Energy Cluster
-  Finance & Insurance Cluster
-  Digital Cluster
-  Engineering Biology and Agri Food Innovation
-  Food Enterprise Zone
-  Innovation Hub Projects
-  Advanced Manufacturing and Engineering
-  University
-  Enterprise Zone
-  Gas Rig
-  Wind Farm
-  Gas Terminal
-  Nuclear Power Station
-  Airport
-  Shipping Port
-  RAF Base
- The National Stud
- Rail
- Main Roads



Strategic Scale, National Importance

Norfolk & Suffolk, positioned at the heart of the UK's future prosperity and security, where energy, food, digital connectivity, and global trade converge. **There are key opportunities in...**

Digital & Advanced Connectivity Technologies

Norfolk and Suffolk offer a unique, value-add ecosystem for Advanced Connectivity Technologies (ACT) research, innovation and business scaling. Key specialisations include 5G / 6G, Open RAN, quantum communications and satellite integration, encompassing hardware engineering and software development.



2.7x

more telecoms sector workers than Cambridge



27%

salary cost savings vs Cambridge & Reading

Advanced Manufacturing & Engineering

A strong, commercially aligned environment which supports manufacturing businesses at the intersection of advanced engineering, AI and digitalisation, and the transition to Net Zero. The region specialises in frontier sectors including zero emissions automotive and aerospace, smart machinery and agri tech. These strengths are underpinned by leading edge Industry 4.0 technologies and large scale renewable energy solutions.



UK #1

region for manufacturing productivity



4.1x

UK average industry clustering

Energy Generation, Operations & Maintenance

Home to the UK's premier Clean Energy cluster – at the heart of the national vision to become a 'clean energy superpower'. As the O&M hub for the Southern North Sea, the region manages one third of the UK's offshore wind capacity. Diverse Clean Energy assets include the Sizewell C nuclear development, a Green Hydrogen Hub, and specialised port infrastructure.



5GW +

operational offshore wind; 10GW pipeline



3.2GW

Sizewell C nuclear development

Agrifood & Engineering Biology

Our world-class agrifood ecosystem integrates the UK's most fertile region with Engineering Biology expertise, industrial scale food manufacturing and logistics, and leadership in digitalisation and automation. The region offers the optimal environment for plant biotech and genomics pioneers, and agrifood producers, processors and supply chain businesses seeking a competitive edge through food innovation and technology transfer.



40%

UK's most fertile region (% of Grade 1 agricultural land)



3,000

elite scientists and clinicians on one Research Park (NRP)

Living & working in Norfolk & Suffolk

Norfolk & Suffolk's exceptional lifestyle and cost-of-living offer enables easier recruitment, talent retention, workforce well-being and continual skills development



Lower House Prices:
25% lower than the England average in Ipswich



Lower House Prices:
23% lower than the England average in Norwich



Strong UK & Global Connectivity:
via A14 / A12, Felixstowe, Norwich & Stansted Airports



Employment Level:
Above England 75.8% average

norfolksuffolkunlimited.co.uk/grow-invest/

How do I invest

Investors can access strategic sites, established clusters, research capability, skilled talent and nationally significant infrastructure.

Norfolk & Suffolk Unlimited provides a single point of contact, market intelligence, partner connections and support navigating planning, skills and incentives.

Next steps: discuss priorities, explore opportunities, and build a tailored investment pathway.



1. SEARCH

We'll discuss your needs and align them with the commercial opportunities, assets, and expertise available when you locate in Norfolk or Suffolk.



2. ENGAGE

To make things easier, we'll connect with local partners and provide a single point of contact when you locate in the region.



3. ANALYSE

We'll provide custom insights to support your business plans when you locate your business in our dynamic region.

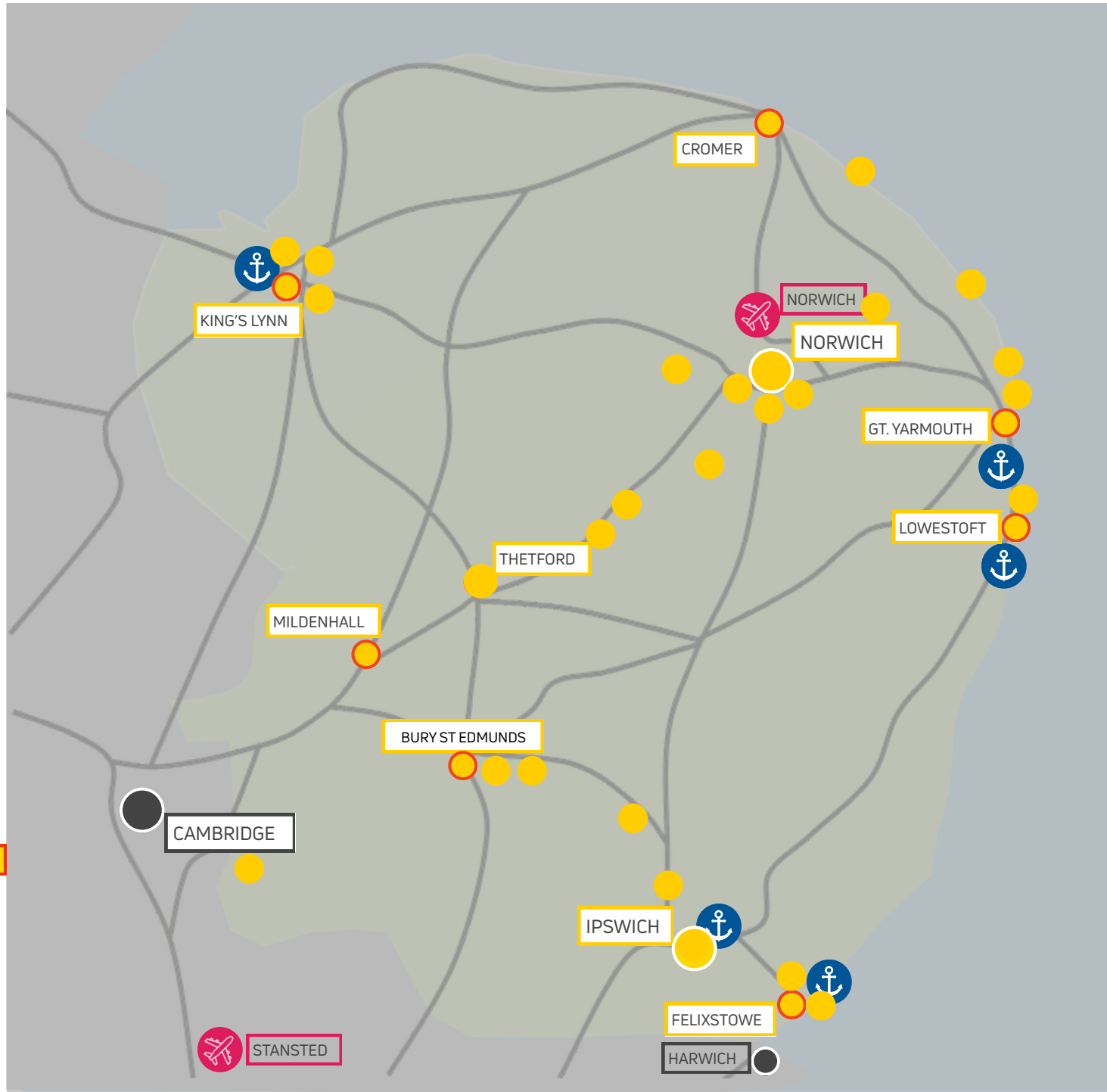


4. SUPPORT

When you're ready to locate your business here, we'll support you in making your move to Norfolk or Suffolk seamless and successful.

To make things easier, we'll connect you with local partners and provide a single point of contact when you locate in the region. Contact [norfolksuffolkunlimited.co.uk/contact](https://www.norfolksuffolkunlimited.co.uk/contact)

Explore Our Opportunities



Anglia Square, Norwich



Location: Anglia Square, Norwich, NR3 1DZ

Type: Residential-led Regeneration, Mixed-Use Development, Town Centre Infrastructure

Opportunity Summary: Anglia Square is one of the most significant city-centre regeneration opportunities in Norwich, offering the chance to transform a highly prominent but underperforming district centre into a vibrant, mixed-use urban neighbourhood.

The proposition is for investors, developers and delivery partners to participate in the comprehensive redevelopment of Anglia Square, a 4.6-hectare brownfield site with secured public funding, planning certainty and a strong policy mandate to deliver new homes, employment space, public realm and community infrastructure at scale.

The redevelopment has the benefit of an approved hybrid planning permission (ref: 22/00434/F) for the transformation of Anglia Square into a modern, walkable urban neighbourhood.

Housing and mixed-use

The consented scheme allows for the delivery of up to 1,100 new homes, across multiple phases, alongside up to 8,000 sq m of flexible non-residential floorspace including retail, commercial, leisure and community uses. The development will include new public realm, landscaped spaces, community facilities, and enhanced pedestrian and cycling connections, supporting sustainable, low-carbon urban living.

The scheme is phased, with a number of blocks already approved in detail and the remaining elements consented in outline, providing flexibility over residential mix and commercial uses as the development progresses.

To support delivery, Norwich City Council has secured £34m of Housing Infrastructure Funding from Homes England to enable land acquisition, demolition, clearance and remediation, significantly de-risking the opportunity for development partners.

Norwich City Council is actively seeking developer partners and construction contractors, and is in detailed discussions with an investor regarding a joint venture arrangement. There are opportunities for partners to acquire and develop individual plots, work with the investment partnership to deliver phases of the scheme and consider longer-term ownership or investment in the commercial elements.

Anglia Square offers a rare opportunity to deliver large-scale, consented town centre regeneration in a city with strong fundamentals, housing demand and a clear public sector commitment to delivery.

Attleborough Sustainable Urban Extension



Location: Attleborough Sustainable Urban Extension, Attleborough, Norfolk

Type: Strategic Housing Growth, Infrastructure, Community and Mixed-Use Development

Opportunity Summary:

The Attleborough Sustainable Urban Extension (SUE) represents a major long-term growth opportunity to deliver up to 4,000 new homes alongside the infrastructure and community assets required to support a cohesive, inclusive and sustainable town.

The scale of growth positions Attleborough as one of Breckland's most significant housing locations, with the potential to deliver transformational change for both existing and future residents. The proposition focuses on integrating new housing development with shared social, green and community infrastructure, ensuring that growth strengthens rather than fragments the town.

Central to this approach is the creation of a Greater Attleborough Partnership, bringing together SUE landowners, Breckland District Council, Attleborough Town Council, Norfolk County Council, Homes England and other key stakeholders to coordinate delivery and long-term stewardship.

A primary challenge addressed by the scheme is the physical barrier created by the railway line, which currently divides the existing town from new development areas. Targeted investment in active travel and connectivity infrastructure will reduce reliance on the car and improve safety and accessibility where daily needs are within easy walking or cycling distance.

Key interventions include delivery of a new link road, improvement and creation of pedestrian and cycle crossings, plus enhanced footway

connections between the town centre, railway station and neighbourhoods. New pocket parks and green corridors will extend the proposed Linear Park and create continuous shared green space, linking existing and new communities, and improving access to both green and blue infrastructure.

The opportunity also provides scope for new integrated community assets, including green spaces, health and social care facilities and shared services, all designed to respond flexibly to both current and future needs. These interventions aim to foster community cohesion, reduce congestion and pollution, and support healthier lifestyles.

Delivery is expected to be phased over the lifetime of the SUE, supported by a mix of public sector funding, developer contributions and long-term infrastructure finance, with total costs distributed across multiple interventions.

The Attleborough SUE presents a strategic opportunity to shape integrated, infrastructure-led growth, unlocking housing delivery at scale while creating a connected, resilient and attractive town for the long term.

Bacton Energy Hub



Location: Bacton Gas Terminal, Bacton, North Norfolk, England

Type: Energy Infrastructure, Clean Energy, Industrial, Net Zero Transition

Opportunity Summary: A unique opportunity to play a central role in the transformation of one of the UK's most strategically important energy assets into a nationally significant clean energy hub.

The proposition is for investors, developers and energy partners to participate in the evolution of Bacton into an integrated Energy Hub, supporting carbon capture, hydrogen production and storage, offshore wind integration and long-term industrial decarbonisation. The scale of existing infrastructure, combined with strong government policy alignment and market demand, offers significant long-term commercial opportunity alongside substantial economic and social impact.

Carbon Capture Uses & Storage (CCUS)

Bacton sits at the heart of multiple advanced CCUS projects in the Southern North Sea, supported by existing offshore pipelines, platforms and depleted fields suitable for CO₂ storage.

Several projects have already secured exploratory licences, with the most advanced having successfully completed CO₂ test injections in 2025.

These schemes are designed to support both hydrogen production and wider industrial decarbonisation, creating long-term revenue opportunities from storage, transport and associated infrastructure services.

The reuse of existing offshore assets offers investors lower capital costs, faster deployment and strong alignment with national Net Zero policy.

Hydrogen Production

Bacton is ideally positioned to become a major hydrogen production centre serving London, the South East and national industrial markets.

Key advantages include:

- Direct access to existing gas feedstocks and pipelines suitable for hydrogen blending and future 100% hydrogen conversion.
- Proximity to major demand centres and the proposed UK Hydrogen Backbone.
- Availability of offshore wind, nuclear power (Sizewell), and interconnector infrastructure to support both blue and green hydrogen models.

Infrastructure & Energy Integration

The Bacton site benefits from exceptional existing infrastructure, including:

- Multiple operational gas terminals operated by major international energy companies.
- UK-Europe interconnector pipelines providing flexibility for import, export and future hydrogen transmission.
- Extensive onshore and offshore pipeline networks capable of repurposing for hydrogen and CO₂ transport.

The Energy Hub concept enables integrated development across gas, hydrogen, renewables and carbon storage, providing economies of scale, reduced development risk and enhanced commercial resilience.

Beacon Park, Great Yarmouth



Location: Beacon Park, Gorleston-on-Sea, Great Yarmouth, Norfolk, NR31 7DU

Type: Offshore Energy, Ports and Logistics, Advanced Engineering, Commercial Development

Opportunity Summary:

Beacon Park is a major commercial development and cornerstone of the Great Yarmouth and Lowestoft Enterprise Zone, providing a strategically important base for businesses operating across the offshore energy, ports and logistics sectors.

There are opportunities for investors, developers and occupiers to secure land or premises within an established and collaborative energy cluster central to the 'energy coast' of Norfolk and Suffolk.

Established Energy & Engineering Cluster

Beacon Park hosts a mature ecosystem of internationally active organisations, creating a strong platform for collaboration and innovation.

There is sector specialist representation focused on offshore energy, ports, and logistics, hosting global leaders like Proserv and NOV Hydra Rig.

The Enterprise Zone benefits from a culture of collaboration, to drive innovation and economic growth across the wider Norfolk and Suffolk region.

Beacon Park aligns with local and national initiatives by serving as a primary engine for the UK's Clean Growth Strategy and the regional 'Energy Coast'



Major Enterprise Zone site supporting offshore energy, ports and logistics



Local Development Order in place, offering planning certainty and speed



Multiple investment-ready plots with flexibility and scalability



Recognised Centre of Excellence for energy and engineering activity

City Hall, Norwich



Location: City Hall, St Peter's Street, Norwich, NR2 1NH

Type: Office-led Regeneration, Hotel and Conferencing, City Centre Infrastructure

Opportunity Summary: Norwich City Hall offers an opportunity to reimagine a key civic asset in the heart of the city centre. The Grade II listed 1938 building occupies the busy St Peter's Street but is underutilised and requires investment to become a modern, flexible, high quality civic workplace.

The opportunity comprises the refurbishment and partial consolidation of the existing City Hall building, alongside development opportunities on land to the rear. The Council intends to retain a reduced presence within the building, creating surplus space that could be brought forward as Grade A office accommodation, supported by ancillary conferencing, community and visitor uses.

The total gross floorspace of the existing building is approximately 10,000 sq m, with refurbishment anticipated to create a minimum of 2,517 sq m of lettable office space.

To the rear of City Hall, there is a significant development opportunity on land originally intended for a planned wing that was never completed due to the outbreak of the Second World War. This area offers potential for a new-build rear wing providing between 2,557 and 5,437 sq m of additional floorspace, with the most likely uses being either further high-quality office accommodation or a city-centre hotel. There is also scope for development above the rear compound currently occupied by the police, enabled through an existing airspace agreement, alongside opportunities to enhance the public realm to the rear of the building.

The proposition is for an investor and/or development partner to work with Norwich City Council to deliver a sensitive but ambitious transformation that preserves the building's heritage significance while unlocking its economic and commercial potential. The Council is currently progressing the scheme through RIBA Stage 2, with intentions to submit planning applications in late 2026, providing a clear and defined route to delivery.

The vision for City Hall is for it to become a beacon civic building, supporting democratic functions, attracting businesses and visitors, and acting as a catalyst for wider city centre regeneration.

Investment in the asset is expected to improve commercial performance, support long-term financial sustainability (including targeted revenue savings), and contribute to economic growth by addressing gaps in the city centre's supply of modern office and hotel accommodation.

Norwich City Council retains the freehold interest in City Hall and is seeking partners with experience in heritage-led regeneration, offices, hotels and conferencing, capable of delivering strong commercial outcomes alongside lasting public benefit.

East Anglia Logistics Hub, Snetterton



Location: East Anglia Logistics Hub, Snetterton, Norfolk, NR16 2FB

Type: Logistics and Industrial, Employment, Strategic Infrastructure

Opportunity Summary: The East Anglia Logistics Hub at Snetterton is a nationally significant logistics and distribution opportunity in Norfolk. Located beside the A11, it offers access to Norwich, Cambridge, the A14 and motorways, plus efficient connectivity to the Port of Felixstowe, supporting UK supply chains nationally.

The proposition is for an occupier, developer and/or investor to secure space within a purpose-designed, large-scale logistics hub capable of accommodating modern distribution, manufacturing and industrial operations.

The scheme can deliver units ranging from 25,000 sq ft up to 1,000,000 sq ft, across three development plots, offering a high degree of flexibility to meet bespoke occupational requirements. Opportunities are available on a freehold, leasehold or design-and-build turnkey basis.

The development benefits from secured infrastructure, including up to 17MVA of power supplied from a new primary substation, available from October 2026. This makes the site particularly attractive to power-intensive occupiers.

Medium pressure gas connection is also available for additional power generation and manufacturing.

The first phases of development are expected to commence in Q1 2027, with detailed planning permission already in place on parts of the site, significantly reducing delivery risk.

Snetterton is an established employment location offering access to a strong regional labour market, competitive occupational costs and excellent road connectivity.

The East Anglia Logistics Hub addresses a clear undersupply of high-quality logistics accommodation in the region and presents a rare opportunity to secure scalable, future-proofed space capable of supporting long-term growth.

East Norwich



Location: East Norwich, Bracondale, Norwich, NR1 2DD

Type: Residential-led Regeneration, Mixed-Use Development, Infrastructure

Opportunity Summary: East Norwich represents a unique and large-scale regeneration opportunity on the eastern edge of Norwich city centre, covering approximately 50 hectares of predominantly brownfield land.

A 50-hectare regeneration area centred on the former Carrow Works industrial site, one of the most significant brownfield opportunities in the region. East Norwich also comprises utilities land and the Deal Ground and May Gurney sites.

Its location benefits from close proximity to Norwich Rail Station, the historic city centre and enhanced connectivity to the Broads National Park, positioning East Norwich as a sustainable new urban district within the wider Norwich-Cambridge growth corridor.

This regeneration project will deliver approximately 3,500 homes alongside employment space, infrastructure, and public realm, creating a new urban extension to Norwich. The site benefits from strategic river frontage and proximity to the city centre and Broads, enhancing placemaking potential. Its scale enables the creation of a fully integrated, mixed-use neighbourhood over time.

Anchored by Homes England's ownership of the Carrow Works land and strong local authority leadership, the scheme provides investors with access to a large-scale pipeline of opportunities, with flexibility to target specific phases, tenures, and asset classes as delivery progresses.

The development will support Norwich's future economic growth, with a focus on sectors including digital and tech, cultural and creative industries, and professional and financial services, helping the city retain and attract skilled workers.

Norwich City Council leads a committed public sector partnership, supported by Homes England, and operates a Delivery Board to drive regeneration forward. Public sector partners are open to a range of investment and delivery structures, including joint ventures and phased development approaches, and are seeking experienced investors capable of delivering complex, large-scale urban regeneration.

Felixstowe Tax Site - Freeport East



Location: Felixstowe Tax Site, Port of Felixstowe, Suffolk

Type: Advanced Logistics, Advanced Manufacturing, Clean Energy, Strategic Port Infrastructure

Opportunity Summary: The Felixstowe Tax Site is one of the UK's most strategically significant Freeport investment opportunities, located within the operational boundary of the Port of Felixstowe, the country's largest container port and busiest rail freight hub.

The site forms part of Freeport East, which is formally designated within the Government's Investment Zones and Industrial Strategy framework, providing enhanced policy alignment and long-term support for growth.

Extending to approximately 32 hectares, the site offers capacity for over 1.4 million sq ft of advanced manufacturing and logistics floorspace, with outline planning consent already secured. Phased delivery enables flexible plot sizes and build-to-suit opportunities, supporting a wide range of port-centric and trade-focused occupiers.

As a designated Freeport and Investment Zone location, the site benefits from a comprehensive package of tax incentives, streamlined customs arrangements and accelerated planning processes, alongside exceptional multimodal connectivity.

Direct access to deep-water berths, Ro-Ro terminals and more than 35 daily rail freight services positions occupiers at the heart of global trade flows, serving over 700 international ports worldwide.

The investment proposition targets high-value occupiers operating in advanced logistics, clean energy and manufacturing, including hydrogen, offshore wind supply chains and clean maritime

activity. Significant power availability, including provision for up to 40 MVA, supports energy-intensive and technology-led operations.

The Felixstowe Tax Site is market-ready, with enabling works, utilities upgrades and remediation underway. The site represents an opportunity to secure development land within a live international port environment, combining scale, planning certainty and globally competitive incentives.



UK's leading port location



Freeport & Investment Zone incentives



1.4m sq ft consented space



High-power industrial capability

Food Enterprise Park, West of Norwich



Location: Honingham / Easton, west of Norwich, Norfolk

Type: Employment, Food Production, Agri-tech, Logistics, Clean Energy Infrastructure

Opportunity Summary: A unique opportunity to be part of a nationally significant food and agri-tech cluster within the Greater Norwich Food Enterprise Zone. The Food Enterprise Park (FEP) comprises 46 acres of commercial development land strategically located immediately adjacent to the A47, one of the region's key arterial routes.

The opportunity exists for developers, owner occupiers and investors to acquire or lease serviced plots ranging from 1 to 12 acres, suitable for bespoke facilities from 5,000 sq ft up to 200,000 sq ft. The site operates under a Local Development Order (LDO), enabling qualifying food related uses to commence development immediately without the delays typically associated with full planning applications.

This framework significantly enhances commercial viability and makes the site particularly attractive to time sensitive occupiers, scaling businesses, and international investors seeking certainty of delivery.

Infrastructure and Energy

FEP is fully enabled with modern infrastructure, including:

- Internal road network
- Mains water, foul and surface water systems
- High speed broadband
- 30MW grid power capacity, with 30MW of on site renewable solar power planned

This level of energy provision supports high intensity manufacturing, processing, cold storage, vertical farming, and innovation led agri tech uses, future proofing the site for evolving operational demands.

The Food Enterprise Park sits within the Greater Norwich Food Enterprise Zone, designated to encourage co-location of food, farming, research and innovation businesses.

Permitted uses under the LDO include:

- Food production and processing
- Agri-tech and food technology companies
- Storage and distribution of agricultural produce and equipment
- Specialist food-related manufacturing, e.g. packaging
- Ancillary and complementary employment uses

Market Traction and Occupiers

Phase 1 of the development has already attracted high-profile occupiers, demonstrating strong market demand and validating the location. Established and committed occupiers include:

- Condimentum Ltd – retaining the iconic Colman's mustard and mint brand in Norwich with a state-of-the-art processing facility
- Fischer Farms Ltd – a large-scale vertical farming and hydroponics facility
- Broadland Food Innovation Centre – providing 13 food-grade production units with innovation and research support

This growing ecosystem creates opportunities for collaboration, supply chain efficiencies and innovation-led growth.

Gateway 14 - Freeport Tax Site



Location: Gateway 14, Stowmarket, Suffolk, IP14 5XS

Type: Business, Innovation and Logistics, Manufacturing, Strategic Employment Infrastructure

Opportunity Summary:

Gateway 14 is the largest business, innovation and logistics park in East Anglia, offering a nationally significant employment and investment opportunity in a highly strategic location.

Extending to approximately 156 acres, the site has capacity to deliver up to 2.36 million sq ft of commercial accommodation and benefits from outline planning consent, completed primary infrastructure and strong public sector backing.

Located immediately adjacent to Junction 50 of the A14, Gateway 14 provides exceptional east-west connectivity, linking the Port of Felixstowe - the UK's primary container port - to Cambridge, the M11 and the wider motorway network. This positioning places occupiers at the heart of UK and international supply chains while offering competitive operational and land costs compared with core motorway corridors.

The proposition is for occupiers and investors to secure space within a flexible, master planned commercial park delivering E(g), B2 and B8 accommodation across multiple zones.

Units range from 20,000 sq ft to 700,000 sq ft, available on a freehold or leasehold basis, with typical delivery times of around nine months, offering speed and flexibility for growing businesses.

A dedicated Innovation zone provides space for smaller and mid-scale occupiers to co-locate alongside manufacturing and logistics operators.

Buildings are designed to a high specification, supporting 24/7 operations, with generous secure yards and building heights of up to 21 metres, strong power provision, and minimum sustainability targets of BREEAM Very Good and EPC A.

Gateway 14 forms part of Freeport East, enabling access to business rates relief, enhanced capital allowances and customs and tax benefits, significantly strengthening the investment proposition.

With completed, operational and under-construction buildings already on site, Gateway 14 represents a shovel-ready strategic employment location capable of generating thousands of skilled jobs and supporting long-term growth across manufacturing, logistics and innovation sectors.

Hethel Innovation Park



Location: Hethel Engineering Centre (Phase 4), Chapman Way, Hethel Innovation, Norwich, Norfolk, NR14 8FB

Type: Advanced Manufacturing and Engineering, Innovation Space, Employment and Commercial Infrastructure

Opportunity Summary:

The Hethel Engineering Centre (HEC) Phase 4 represents a significant expansion opportunity at one of Norfolk's most established and successful innovation and engineering campuses.

Located at Hethel Innovation Park, the Centre has been operating at consistently high occupancy levels of over 90% for the past five years, reflecting strong demand from growing businesses within the advanced manufacturing and engineering sectors.

The proposition is for an investor, developer and/or partner to support the delivery of Phase 4, a new purpose-built facility that will provide larger, scalable workshop and engineering spaces for maturing businesses that wish to remain within or locate to and grow within the Hethel Innovation ecosystem. The expansion is a direct response to demand from existing tenants who are outgrowing the current provision, where the largest individual units are approximately 1,300 sq ft, and are now seeking consolidated spaces to scale their operations.

Phase 4 will deliver an additional 90,000 sq ft of high-quality workspace, effectively doubling the current floorspace at HEC. The new building will neighbour the existing facility and be connected via shared services, enabling collaboration and continuity across the site. Units are expected to range from approximately 5,000 sq ft to 9,000 sq ft, providing suitable accommodation for businesses transitioning toward larger-scale operations. The development is targeting BREEAM Excellent standards, ensuring a modern, sustainable and future-ready facility.

The Centre has been operational since 2005 and has supported hundreds of businesses through bespoke innovation and business-growth support. The site is currently home to over 40 advanced manufacturing and engineering companies, and the wider Hethel Innovation model combines high-quality space with onsite innovation, facilities and growth support, allowing businesses to focus on productivity and commercial development rather than estate management.

The expansion is expected to deliver substantial economic impact. The site currently supports around 450 jobs, with Phase 4 anticipated to double employment levels while increasing the long-term value and resilience of businesses based at the Centre. Recent years have seen several maturing Hethel-based businesses sold for £15 million+, demonstrating the strength of the ecosystem and the opportunity for investors to be part of a proven growth model.

Full planning permission for Phase 4 has been submitted. Construction is expected to commence in early 2027, with an estimated build period of approximately two years. Enabling infrastructure works are currently underway. Hethel Innovation is open to discussions around funding and partnership structures, offering flexibility to align investor objectives with long-term site success.

HQ East, Bury St Edmunds



The development can accommodate 19,000 sq ft to 58,700 sq ft per unit, with flexible accommodation combining modern warehouse and production space with high quality ancillary offices. The units offer flexibility for a range of logistics, light industrial, manufacturing and R&D uses, with scope for ancillary office accommodation of up to circa 30% per building, all subject to planning consent.

Phase 1 has been successfully completed and sold to multinational occupiers, demonstrating strong occupational demand. Phase 2 provides the remaining seven units, available on a freehold or leasehold basis, with delivery achievable approximately 12 months from contract. Offices will be delivered to a Cat A specification, with Cat B fit-out available by negotiation, allowing schemes to be tailored to occupier or investor requirements.

The scheme is supported by newly developed adjoining amenities, including a BP petrol filling station with ultra-rapid EV charging. The site is located close to a number of established commercial operations, including the Greene King Brewery and the TREATT headquarters and also a brand new advanced manufacturing and engineering centre funded by public sector to support growth in this sector.

Bury St Edmunds offers a strong and resilient local economy, an attractive living environment and an established employment base.

With its strategic A14 frontage, flexible planning parameters, strong sustainability credentials and proven market traction, HQ East represents a compelling opportunity to secure a future proofed employment facility in one of West Suffolk's most accessible commercial locations.

Flexible Delivery & Occupier-Led Solutions

HQ East has been conceived with flexibility at its core, offering a range of unit sizes, specifications and tenure options to accommodate differing occupational and investment requirements.

The development provides scope for freehold or leasehold acquisition, adaptable warehouse and office configurations, and fit-out flexibility, with Cat A offices delivered as standard and enhanced specifications available by agreement. This inherent flexibility allows the scheme to respond to both investor-led and end-user needs, supporting bespoke design and build solutions, pre-let opportunities and phased delivery where required, while maintaining the high quality and sustainability standards that define HQ East.

Location: Anglo Saxon Way, Bury St Edmunds, Suffolk, IP30 9XH, immediately adjacent to Junction 45 of the A14

Type: Mid-tech employment, logistics, warehouse and production development

Opportunity Summary: HQ East presents a high quality employment development opportunity comprising seven brand new, self-contained mid-tech units in a prime strategic location at Bury St Edmunds.

King's Lynn Enterprise Park



Location: Innovation Drive, King's Lynn, Norfolk, PE30 5BY

Type: Employment, Innovation, Industrial & Office Development

Opportunity Summary: A high-quality, future-focused employment destination offering a rare opportunity to invest in a fully enabled business park at the heart of King's Lynn's growth corridor.

King's Lynn Enterprise Park is a 15 hectare employment site transforming one of the largest brownfield locations in the East of England into a modern, sustainable workspace for high-growth and high-impact businesses.

The Park already has clear momentum, anchored by the award-winning King's Lynn Innovation Centre, and is positioned to support inward investment, business expansion and job creation at scale within West Norfolk.

Key features include flexible plot sizes and building typologies, permissions for high-specification, energy-efficient buildings, the ability to accommodate lab space, service yards and warehousing, and access to superfast broadband and modern utilities infrastructure. This flexibility allows the Park to respond effectively to market demand from occupiers at different stages of growth.

KLEP is designed to support high-productivity and innovation-led sectors, building on established regional strengths and supply chains. Priority sectors include advanced manufacturing and engineering, agri-food and food technology, medtech and health innovation, and research and development.

Strong links to the Cambridge and Peterborough life sciences clusters, combined with the on-site Innovation Centre, help foster collaboration between research, enterprise and industry, creating a genuine innovation ecosystem rather than a traditional out-of-town business park.

The Park is located approximately one mile south of King's Lynn town centre, with direct access via the A148 Nar Ouse Way and excellent connections to the A47, A10 and A17 - linking to Norwich, Cambridge, Peterborough, the Midlands and London. King's Lynn benefits from direct rail services to London King's Cross and access to international markets via the Port of King's Lynn.

A state-of-the-art Active Travel Hub, due for completion in summer 2027, will enhance sustainable connectivity, offering cycling facilities, e-bike and EV charging, and multi-modal transport options. King's Lynn Enterprise Park offers planning certainty, competitive land values, strong public-sector backing and clear alignment with economic growth, innovation and Net Zero priorities. It provides investors and developers with the opportunity to deliver commercially robust employment space while supporting long-term, sustainable growth and high-quality employment in King's Lynn and West Norfolk.

Nar Ouse Regeneration Area – Plots M1 & M2



Location: Morston Drift, King's Lynn, Norfolk, PE30 5BT

Type: Mixed-Use Regeneration, Employment, Residential, Commercial

Opportunity Summary: A prime opportunity to deliver a landmark mixed-use development within one of the most ambitious regeneration programmes in East Anglia.

Plots M1 and M2 form part of the Nar Ouse Regeneration Area (NORA), a flagship 120-acre regeneration initiative transforming former industrial land to the south of King's Lynn town centre into a thriving, well-connected mixed-use community.

Over £100 million has already been invested in land acquisition, environmental remediation, utilities and strategic infrastructure, including the Nar Ouse Way, establishing a de-risked and investment-ready location.

The combined site extends to approximately 2.77 hectares and occupies a highly prominent position with strong frontage to Morston Drift and the Nar Ouse Way roundabout. The plots are level, serviced and immediately accessible from the A47, A10 and A17, making them suitable for a wide range of employment-generating and community-facing uses, subject to planning.

Development Potential

- Plot M1: Master-planned for mixed-use development within the wider NORA framework
- Plot M2: Previously consented for a motor dealership and well suited to commercial, care-related, retail or residential uses, subject to new permissions

The plots sit adjacent to established residential development, St Michael's Church of England Academy and the award-winning King's Lynn Innovation Centre, on the King's Lynn Enterprise Park, reinforcing their suitability for commercially active and socially valuable uses.

NORA is a transformational project delivering:

- Employment and innovation space
- Residential neighbourhoods
- Supporting retail and healthcare facilities
- High-quality public realm and green infrastructure

This location offers investors the opportunity to deliver a scheme within an already thriving destination, underpinned by strong public-sector commitment and ongoing private investment.

Plots M1 and M2 present a rare opportunity to secure scale, visibility and flexibility within a major regeneration area at a point where infrastructure is complete and market momentum is established.

North Felixstowe Garden Neighbourhood



Location: North Felixstowe Garden Neighbourhood, Felixstowe, Suffolk

Type: Residential-led Garden Community, Leisure, Community Infrastructure

Opportunity Summary:

The North Felixstowe Garden Neighbourhood (NFGN) represents a strategic, large-scale residential growth opportunity to deliver a new, sustainable garden neighbourhood on the northern edge of Felixstowe.

The emerging vision is for a distinctive, high-quality place that reflects Felixstowe's character while establishing a strong new identity. The masterplan framework prioritises active travel, health and wellbeing, and a connected network of green and blue infrastructure to enhance biodiversity and environmental resilience.

The scheme will deliver a broad mix of energy-efficient, climate-resilient homes, alongside integrated community infrastructure and leisure provision. Public spaces are intended to be inclusive and well-designed, supporting social interaction, long-term stewardship and a strong sense of belonging.

The site covers approximately 100 hectares of predominantly greenfield land and is currently at a pre-planning stage, creating scope for investors and development partners to influence masterplanning, phasing, delivery structures and governance arrangements.

With capacity for around 1,440 homes, the neighbourhood is suited to a phased, long-term delivery model led by a master developer or consortium. NFGN offers an opportunity to deliver a landmark residential community aligned with sustainable growth, place-making best practice and East Suffolk's long-term housing strategy.



1,440-home garden community



Early-stage master-developer opportunity



100-hectare growth location



Green, walkable neighbourhood design



Phased long-term residential delivery

North Quay Redevelopment



Location: North Quay, Great Yarmouth, NR30 1JQ

Type: Prime mixed use, including retail

Opportunity Summary: North Quay is Great Yarmouth's flagship waterfront regeneration opportunity, offering a rare chance to deliver a new, high-quality mixed-use urban quarter in a prime town-centre location supported by £25 million of committed public funding.

Primer Waterfront Site

The North Quay site occupies a highly prominent position at the interface between the train centre, railway station and riverfront, forming a new gateway into Great Yarmouth.

The development will reconnect the town with the waterfront, opening the river frontage to public access for the first time and significantly enhancing the town-centre experience for residents and visitors.

The 4 hectare site consists of several under-utilised land parcels, including light industrial and commercial buildings, residential properties, a car park, and two cleared areas.

The regeneration is designed to deliver a comprehensive mixed-use scheme anchored by leisure, retail and entertainment uses. The proposed development includes a high-quality outlet village, an entertainment quarter featuring an IMAX-ready cinema, live events space, competitive socialising, co-working and family leisure, alongside a new hotel and up to 55 residential units. These uses will drive footfall.



Prime connected location, adjacent to the railway station and town centre supporting strong residential and commercial demand.



Aligned with major town centre regeneration in a value-creating context

Norwich Research Park



Location: Norwich Research Park, Colney Lane, Norwich, NR4 7UQ

Type: Science and Innovation, Research and Development, Commercial and Healthcare Infrastructure

Opportunity Summary:

Norwich Research Park (NRP) is one of the UK's most significant Engineering Biology locations, and a world-leading cluster focused on agrifood and engineering biology research.

Set within over 230 hectares of landscaped parkland, NRP is Europe's largest single hub dedicated to research, education and enterprise in these fields and supports a thriving, collaborative community spanning research, healthcare, education and commercial activity.

The Park is home to four internationally recognised research institutes, a major University Hospital, and a community of more than 30 businesses, together employing over 12,000 people. It benefits from exceptional links with the University of East Anglia, located within walking distance, creating an integrated ecosystem that supports knowledge exchange, skills development and commercial growth. Organisations based at the Park are engaged in nationally and internationally significant research and innovation aligned to global food systems, nutrition, health and related challenges.

The proposition is for occupiers, developers and investors operating within food and health-related sectors to join this established and growing cluster. Bullen Group is bringing forward the next phase of development at Norwich Research Park, with over 50 acres of development land available, supported by outline planning permission. Opportunities can be delivered on a land, design-and-build or turnkey basis, offering flexibility to meet specific occupier or investor requirements.

Norwich Research Park has benefitted from over £400 million of public and private sector investment, reinforcing its position as a nationally important innovation location. Continued investment is enabling the Park to expand its research, healthcare and commercial facilities, creating further opportunities for inward investment and long-term growth.

Located just off the A47, with strong public transport and cycling connections, NRP offers excellent accessibility to Norwich city centre while benefiting from proximity to the countryside, the Norfolk Broads and coastline. This combination of research excellence, talent, infrastructure and quality of place makes Norwich Research Park a highly attractive destination for organisations seeking to grow within the food and health landscape.

Plot 200, Haverhill



Location: Haverhill Research Park, Haverhill, Suffolk, CB9 7LR

Type: Employment and Commercial development, Life Sciences

Opportunity Summary: A rare opportunity to deliver a bespoke commercial development on the final available plot at Haverhill Research Park, an established and high-performing employment location in West Suffolk.

The proposition is for a developer, investor or owner-occupier to take control of the final available plot at Haverhill Research Park, on the edge of the Cambridge science cluster, and deliver a high-quality commercial scheme that maximises long-term financial returns while reinforcing the Park's established employment role.

Plot 200 extends to approximately 1.85 acres and can accommodate a single building of up to 44,000 sq ft, with flexibility to deliver schemes from 10,000 sq ft upwards. The site benefits from outline planning permission for E(g) use, enabling offices, research & development and light industrial accommodation, with alternative uses considered subject to planning.

The site is available on a design-and-build basis, offered either freehold or leasehold, with turnkey delivery achievable within approximately nine months of planning approval. The scheme can be tailored to suit a single occupier or investor-led development strategy.

Indicative layouts demonstrate the plot's ability to support both high-quality office accommodation and hybrid industrial buildings with integrated offices.

All main services are available, including a 750 KVA power supply, making the site suitable for power-intensive uses such as R&D and advanced manufacturing.

Plot 200 occupies a prominent position fronting the A1307, offering strong visibility and connectivity between Cambridge, the A11/M11 and the wider East of England. The plot sits adjacent to the EpiCentre, a successful office and laboratory building with café and conferencing facilities, reinforcing the site's appeal to knowledge-led occupiers.

The wider park benefits from an onsite pub/restaurant, nursery and nearby supermarkets, alongside landscaped grounds and a feature lake, supporting employee wellbeing and occupier retention. Haverhill's established industrial and research base, combined with constrained supply of modern E(g) accommodation, underpins strong occupational demand.

With scarcity value as the last remaining plot, flexible planning parameters, strong infrastructure provision and an experienced delivery partner, Plot 200 presents a compelling opportunity to deliver a future-proofed employment scheme in a proven commercial location.

Port One, Great Blakenham



Location: Port One Logistics Park, Great Blakenham, Ipswich, Suffolk, IP6 0RL

Type: Logistics and Distribution, Manufacturing, Strategic Infrastructure

Opportunity Summary:

Port One Logistics Park represents a next-generation logistics and distribution opportunity in one of the UK's most strategically important freight corridors. Located just off Junction 52 of the A14, the site offers exceptional east-west connectivity, providing rapid access to the Port of Felixstowe, the UK's largest

and busiest container port, and onward connections to the Midlands, London and the wider national motorway network.

The proposition is for occupiers, developers and investors to secure space within a bespoke, high-density logistics park designed to significantly improve supply chain efficiency, reduce transit times and lower operating costs. Port One offers tailored solutions, capable of being delivered within nine months from concept to completion, allowing businesses to respond quickly to changing market conditions.

The scheme is designed around very high-bay, high-density warehousing, with clear heights in excess of 15 metres, supporting very narrow aisle (VNA) configurations and maximising storage capacity. This design enables materially improved pallet efficiency and reduced shunt costs compared with traditional UK logistics locations, delivering clear commercial advantages for occupiers with large-scale storage requirements. Units are built-to-suit, providing flexibility to accommodate a wide range of logistics and manufacturing operations.

Port One is located within the Freeport East customs site, offering access to customs and duty benefits, trade facilitation and enhanced international market access.

The site's proximity to Felixstowe - less than 20 miles by road - provides exceptional shunt value and places Port One at the heart of global supply chains, with Felixstowe handling a significant proportion of UK container traffic.

Sustainability is a central element of the Port One proposition. The logistics park is targeting EPC A rated buildings and includes over 50 acres of solar roofing, generating up to 25MW of renewable power to support warehouse operations, EV charging, offices and materials handling. The development also incorporates extensive biodiversity measures, including the planting of 70,000+ trees and shrubs, habitat creation and long-term landscape enhancement. The long-term vision includes ambitions to become the UK's largest carbon-neutral logistics park, supported by renewable energy, waste-to-energy solutions and potential green hydrogen production.

Port One benefits from a strong local labour market, with an economically active workforce within short commuting distances and competitive wage levels relative to national averages. With its combination of scale, sustainability, Freeport status and unparalleled access to the UK's primary container port, Port One represents a future-ready logistics destination capable of supporting long-term growth, resilience and global trade.

Portman Road Redevelopment, Ipswich



Location: Portman Road, Ipswich, Suffolk

Type: Leisure and Wellness, Hospitality, Infrastructure

Opportunity Summary: The unique opportunity to be part of a significant regeneration project in the centre of Ipswich, which has a population of more than 133,000. The project is within easy access of public transport, next to significant assets in the county town.

The proposition is for a developer/investor to take control of this large town centre site to maximise financial returns and social impact.

Multi-storey car park

Enterprise Zone funding is available of circa. £12.5m, subject to development agreement. The income potential of this proposed modern parking structure is supported by strong demand for the existing low-grade surface level parking provision which the development seeks to replace. The existing car parking is currently operating at near 75% occupancy, which it is anticipated to improve where modern facilities are made available, such as EV charging. Further, demand from the proposed hotel and aquatics centre at the same site will ensure the car park thrives. Outline planning permission has been obtained previously and now the design team are gearing up to submit the application for a full planning permission.

Hotel

A gap in the Ipswich Hotel market has been identified for a high-end quality hotel. Strong returns are anticipated based on its proximity to the town centre, Ipswich Town Football club and identified lack of quality supply.

There is potential for an investor to benefit from the sitewide economies of scale to ensure that the hotel development costs are kept low, safeguarding the viability of the hotel project. An operator and a brand have been identified to provide the quality operations required for this development and to satisfy the identified gap. Formal paperwork is ready to be signed with these parties. The hotel project is ready to be submitted for planning permission.

Aquatics Centre

The proposition from Ipswich Borough Council (IBC) is to provide this state-of-the-art leisure facility to support the residents of Ipswich and the hotel clients. The facility will replace the existing town centre leisure facility (Crown Pools) which has reached the end of its useable life. IBC are open to operating and development structures but it is their intention to become the tenant of the building with the option to buy back the asset at a later date to be determined. The Aquatics Centre planning permission was approved in mid 2025.

PowerPark, Lowestoft



Location: PowerPark, Lowestoft, East Suffolk

Type: Clean Energy, Ports and Logistics, Engineering and Manufacturing

Opportunity Summary:

PowerPark, Lowestoft, is a nationally significant clean energy and offshore services cluster on the East Suffolk coast, strategically positioned to support the UK's offshore wind, oil and gas transition, and low carbon energy industries.

PowerPark extends to approximately 24.7 hectares and is designated as a key employment area within the adopted Waveney Local Plan. East Suffolk Council actively supports continued growth and inward investment, reinforcing the Park's role as a long-term hub for energy-related activity and advanced engineering.

The site benefits from strong strategic connectivity, including direct road access via the A47 and A12, regular rail services, and proximity to key ports serving the Southern North Sea. This location underpins PowerPark's role in offshore construction, operations and maintenance, logistics and energy transition activity.

PowerPark hosts an established cluster of Tier 1 operators and specialist supply-chain businesses, including Scottish Power Renewables, SSE, RWE, Associated British Ports, Conrad Energy, OrbisEnergy and Seatrium ORS. This concentration creates a collaborative ecosystem that supports skills development, innovation and long-term operational resilience.

Investment opportunities are offered on a flexible, plot-by-plot basis, accommodating a range of occupier and delivery models. Supported by committed investment from major energy companies, PowerPark represents a mature yet growth-focused proposition aligned with the UK's Net Zero and energy security priorities.



Established clean energy cluster



Strategic North Sea access



Designated employment land



Strong port and road links



Net Zero aligned investment site

Scottow Enterprise Park



Location: Scottow (Badersfield), North Norfolk

Type: Employment, Industrial, Innovation & Commercial Space

Opportunity Summary: Scottow Enterprise Park is North Norfolk's largest business park, offering a large-scale, flexible employment location within a repurposed former RAF airbase.

The Park provides a distinctive opportunity for businesses and investors seeking space, adaptability and long-term growth potential in a well-connected countryside setting.

Managed by Hethel Innovation, Scottow Enterprise Park offers a broad range of commercial accommodation including offices, workshops, warehouses, hangars, yards and storage, with units ranging from 100 sq ft to over 61,000 sq ft. This exceptional range enables the Park to accommodate early-stage businesses, scaling SMEs and established operators requiring specialist or large-format space not typically available elsewhere in the market.

The Park benefits from an established and growing community of STEAM-focused businesses operating across sectors including advanced manufacturing, energy, aerospace, film, engineering and technology. Flexible tenancy terms, combined with on-site innovation and business support, create a highly supportive environment for enterprise growth and collaboration.

Located within the Norfolk countryside, Scottow Enterprise Park is approximately 30 minutes from Norwich, offering access to city amenities, rail connections and Norwich Airport, while retaining the operational flexibility and lower occupancy pressures associated with a rural location. This balance makes the Park particularly attractive to businesses requiring space, test-bed activity or specialist uses alongside strong regional connectivity.

Key Points

- North Norfolk's largest business park, offering scale and flexibility at a rarely available level.
- Wide variety of unit types and sizes, from small start-up space to large hangars and industrial buildings.
- Managed by Hethel Innovation, providing on-site business support, innovation services and an active enterprise community.
- Competitive, flexible tenancy model supporting business growth and inward investment.
- Distinctive former airbase setting, suitable for specialist, industrial and non-standard commercial uses.
- Well-connected rural location, within easy reach of Norwich, national transport links and the wider East of England.

Sommerfeld & Thomas Warehouse & Grain Silo Site



Location: South Quay, King's Lynn, Norfolk, PE30 5DS

Type: Waterfront Regeneration, Mixed-Use, Leisure, Heritage-Led Development

Opportunity Summary: A rare and highly distinctive waterfront redevelopment opportunity at the heart of King's Lynn's historic town centre.

The Sommerfeld & Thomas Warehouse and Former Grain Silo Site comprises approximately 0.68 acres of freehold brownfield land, incorporating a Grade II listed 18th-century warehouse alongside a cleared redevelopment parcel fronting the River Great Ouse. The site is owned by the Borough Council of King's Lynn & West Norfolk and occupies a pivotal position within the King's Lynn Riverfront Regeneration Area.

The council is seeking a development partner to deliver a comprehensive mixed-use scheme that activates the waterfront, retains and enhances the listed heritage asset, and acts as a catalyst for further town-centre regeneration.

The site is central to the borough's adopted ambitions set out in the King's Lynn Masterplan and Ten Year Vision for the Pride in Place Programme, with a strong emphasis on:

- Leisure, hospitality and cultural uses
- High-quality residential where appropriate
- Waterfront activation and public realm integration
- Night-time and visitor economy growth

A wide range of uses are supported in principle, including residential, commercial, cafés, restaurants, cultural and leisure uses, entertainment and community facilities.

Heritage & Place Making

Works to stabilise and secure the Grade II listed warehouse have already been completed, significantly reducing risk at delivery stage.

The surrounding public realm is the subject of committed investment through the Towns Fund, enabling seamless integration between private development and new riverside spaces.

This is a genuinely heritage led opportunity where sensitive restoration and contemporary design can combine to create a landmark destination for residents and visitors alike.

This site offers a compelling combination of:

- Prime waterfront views
- Strong local authority support and flexibility on delivery structures
- Advanced technical due diligence already completed
- Clear policy alignment and regeneration funding

It represents a unique chance to shape the future of King's Lynn's riverfront while delivering strong identity, footfall and long term value creation.

South Denes Energy Zone, Great Yarmouth



Location: South Denes, Great Yarmouth, Norfolk, NR30 3PS

Type: Clean Energy, Ports and Logistics, Advanced Manufacturing and Offshore Infrastructure

Opportunity Summary:

South Denes is a globally significant energy and maritime district and the premier strategic gateway to the Southern North Sea basin, home to the world's highest concentration of operational offshore wind farms.

There is opportunity for investors, developers and occupiers to secure space within a proven and rapidly scaling all-energy cluster. The South Denes Masterplan provides a clear, phased and deliverable framework for investment, supporting short-, medium- and long-term development.

STRATEGIC ALL-ENERGY HUB

With more than 1,000 offshore wind turbines, the majority within 160km, Great Yarmouth is uniquely positioned as the closest deep-water port capable of providing full lifecycle support to an offshore wind sector set to deliver an additional 8.3GW of capacity by 2030.

Covering approximately 90 hectares, South Denes is a world-leading all-energy hub, supporting a mature, high-value ecosystem spanning offshore wind installation and operations and maintenance, carbon capture utilisation and storage (CCUS), nuclear marshalling and decommissioning.

The peninsula hosts a prestigious, internationally active cluster including RWE, Equinor, and ASCO, reinforced by Peel Ports' £60 million investment in a new deep-water terminal, strengthening South Denes' global competitiveness.

The area benefits from recent infrastructure investment; the £121m Herring Bridge which has enhanced transport links directly to the A47.



Globally significant energy and maritime district, premier gateway to the Southern North Sea basin



South Denes Local Development Order in place, creating streamlined planning environment for energy, port and logistics development



Exceptional flexibility with plots suitable for wet access, heavy-duty operations and specialist or 'dirty' sites benefitting from licensing and consenting frameworks

Suffolk Park, Bury St Edmunds



Location: Suffolk Park, Bury St Edmunds, Suffolk, IP32 7FQ

Type: Strategic employment and logistics development

Opportunity Summary: A rare opportunity to secure and develop the final remaining plot at Suffolk Park, an established and highly successful employment location on the A14 corridor.

The proposition is for an investor, developer or owner occupier to take control of the last available development plot at Suffolk Park and deliver a high quality, bespoke employment scheme that responds to strong occupier demand while maximising long-term investment value.

The plot sits within a proven commercial environment, with Suffolk Park having transacted over 1 million sq ft of space in recent years, reinforcing its position as a leading business location in the Eastern region.

The site currently benefits from reserved matters consent for a 78,100 sq ft warehouse, comprising warehouse accommodation with first floor offices, designed to a high specification including a 12.5m clear height, dock and level access loading, generous service yard, car and cycle parking, and strong sustainability credentials including BREEAM 'Excellent' and EPC 'A' targets.

The plot is fully serviced and available for sale or to let, offering a design and build opportunity with typical delivery timescales of approximately 12 months, enabling occupiers to bring forward development efficiently and with a high degree of specification flexibility.

Occupying a prime position immediately adjacent to the A14, the site offers exceptional connectivity to Cambridge, the M11, the Midlands and the national motorway network, with Junction 45 located approximately 1.4 miles away via Rougham Tower Avenue. The Port of Felixstowe lies approximately 42 miles to the east, supporting logistics and distribution occupiers with national and international supply chain requirements.

Bury St Edmunds offers a strong and resilient local economy, an attractive living environment and an established employment base. The area is a long-standing commercial and logistics hub with a strong occupier base - which includes TREATT and Greene King - and labour market, supported by ongoing residential growth and infrastructure investment.

With scarcity value as the final plot at Suffolk Park, flexible planning parameters, strong specification potential and a strategic A14 location, the site presents a compelling opportunity to deliver a future-proofed employment scheme in a proven and high-performing business park.

Thetford



Location: Riverside Regeneration Area, Thetford Town Centre, Norfolk

Type: Leisure and Recreation, Mixed-Use Regeneration, Public Realm and Infrastructure

Opportunity Summary:

The Riverside Regeneration in Thetford offers an opportunity to transform the town centre by unlocking the River Thet.

Running through the heart of the town, the riverside could become a defining feature, creating a high-quality, year-round leisure and social destination for residents, while strengthening its role as a key connector between the town centre and Thetford's emerging growth areas.

The proposition is to deliver a coordinated programme of improvements, leisure uses and mixed-use development that maximises social, economic and placemaking value.

With targeted investment, the riverside can be repositioned as a vibrant outdoor park environment supporting activities such as canoeing, paddleboarding and wild swimming, alongside improved walking and cycling routes, landscaping and enhanced public realm. These improvements would complement wider regeneration initiatives, including Innovation Thetford, by providing attractive, healthy and accessible environments that support skills, enterprise and inclusive growth.

Key development opportunities are identified at Minstergate and Riversdale, where new mixed-use frontages could introduce active ground-floor commercial uses, including cafés, food and drink concessions and community space, alongside residential development.

These interventions would increase footfall, animate the waterfront and strengthen visual and physical connections between the river, the town centre and Thetford Gateway, reinforcing the role of the riverside as a welcoming arrival point and first impression for visitors and investors.

A central element of the proposal is the enhancement of the riverside walkway, creating continuous pedestrian and cycle routes that connect the town centre to Abbey Meadows, the Abbey Estate and onward to Thetford Forest. Improved east-west and north-south links would also support sustainable access between residential neighbourhoods, the town centre, Thetford Gateway, and key employment locations, including the Kingsfleet (Thetford Sustainable Urban Extension), enabling better access to jobs, training and services.

The project is at an early but well-defined stage, with estimated costs of £14–20 million and opportunities for public-sector grant funding, developer contributions and private investment, including potential synergies with investment linked to Thetford Gateway and Kingsfleet.