

South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Location/Site Name and Address

Hethel Innovation
Hethel Engineering Centre
Chapman Way
Norwich
Norfolk
NR14 8FB

Opportunity type/planning type and status including red line plan (if available)

Hethel Engineering Centre's Phase 4 is an opportunity for both investment in construction, and partnership for any anchor tenants interested in the space we are planning to build.

Full planning has been submitted, and we will have a decision by the end of March 2025.

Plans for site are on page 4 of this document.

Description (including status and associated infrastructure)

Hethel Innovation is the champion for the game-changers, those innovating business and their people who seek to do what others feel cannot be reached or achieved. We are customer centric to our core, exclusively business led. Our success is measured only by the impact on those we seek to support.

Hethel Engineering Centre is one of our three sites in Norfolk and Phase 4 is the necessary expansion of the site which has now reached its capacity. The site has been consistently over 90% let for the past 5 years and our tenants now require more space to grow on to, and so that we can provide more space to the local business community. Hethel Engineering Centre was established in 2005 and since then has supported hundreds of businesses that have moved through the centre, and through our bespoke business and innovation support services. The time has come to expand the offer on site to provide larger workshop style spaces for those businesses that are maturing, but want to stay within our network. Currently, the largest individual workshop on site is 1300ft² and we have multiple tenants with 5+ units needing to grow their businesses and bring spaces together. The new expansion to site will offer units between 5000ft² and 9000ft² for those businesses requiring space to scale their operation up.

The development is a brand new building neighbouring the current one, connected by shared services on site to promote collaboration. The additional space is looking to be built to BREEAM Excellent standards and present a state of the art facility for local businesses to move into. Every business who works with

South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Hethel Innovation leaves better than it joined, and our goal is to expand the number of businesses we can offer this space and support to. Our key differentiator is our innovation support team, we have a team on site available and ready to help businesses with their growth journey. The site team helps to ensure that businesses can focus on being a business, not worrying about facilities management, and our innovation team offers direct to business support throughout their time on our sites.

Size (floorspace/land)

Phase 4 will add an additional 90,000ft² to Hethel Engineering Centre, doubling the current available space on site.

Vision/potential outcomes (investment, jobs, homes)

Over the past 3 years 4 of our maturing businesses have been sold at £15 million+, businesses at Hethel Engineering Centre are increasingly valuable with all employers on site growing year on year. Jobs created by the site are estimated at around 450 currently and the expansion to site expects to double this figure whilst also increasing the individual value of businesses as they become larger and more sustainable ventures. The opportunity for investors is not only for the businesses, but also the site itself. Hethel Innovation is looking for partners to work with us on the funding of the new Phase, partners who want to be part of the game changing journey that businesses go on at a Hethel site.

Existing tenants/businesses

Hethel Engineering Centre is currently home to over 40 advanced manufacturing and engineering businesses in the existing part of the building. Since 2005 Hethel Engineering Centre has offered local businesses space to grow in a supportive and collaborative environment. Our tenants range from small local companies starting out on their innovation journey, to larger award-winning businesses now looking to move on from the building and establish their independence in local economy. Our planned expansion is to offer these growing businesses the ability to stay on site and be part of the community here, whilst being able to reach maturity at the same time.

Sector focus (if any)

Hethel Engineering Centre has been historically focused on advanced manufacturing and engineering businesses, though our goal is always to create a functioning business community so do offer space to on-site supportive businesses.

South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Is the offer market ready and has the site already been marketed?

Hethel Innovation has been discussing the Phase 4 opportunity since its inception in 2020 and during the design and planning phases of the project we have worked closely with current tenants, potential future tenants, public bodies and local stakeholders to ensure that awareness of the plan is widespread. As a company, Hethel Innovation is open to different offers from interested parties as we are currently looking at the best arrangement to be able to provide more high-quality space to the local community in Norfolk.

How is the opportunity relevant to investors, corporate end-users, hotel groups, retailers or developers?

The opportunity for investors and developers at Hethel Engineering Centre is to be part of a growing community of game changing businesses that are innovating and providing jobs, services and investment into the region and beyond.

What investment is sought? What might be offered in return for investment? E.g. what might a joint venture look like?

Hethel Innovation is open to discussions around what any relationship may look like.

What do investors need to know about the opportunity? E.g. who might the main point of contact be etc.

We are looking to have planning approved by the end of March and will then be moving onto RIBA stage 4 following this approval, build time is estimated to be two years and looking to commence at the start of 2026. Best point of contacts are below.

South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Photo and/or map (including connectivity/transport connections)
Oblique aerial drawing of proposed buildings.



<

South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Proposed aerial plan.



South Norfolk & Broadland Investable Opportunities - HETHEL ENGINEERING CENTRE PHASE 4

Contact details

For more information please contact Chris Sargisson (CEO) and Andy Narayn-Barrow (Head of Estate) through our Executive Assistant Kara Aldcroft (kaldcroft@hethelinnovation.com), or call our reception team on 01953859100.

Check out our website too! <https://hethelinnovation.com/>

Find an overview of our space offering here: https://youtu.be/n9RSLDqX6rI?si=p5_rnebsCCDEtyW4

And more content from our team and tenants here: <https://www.youtube.com/@hethelinnovation4022/videos>