



DEVELOPMENT OPPORTUNITIES

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**12,000 talented people
already work at Norwich
Research Park and we are
continuing to expand.**

**THRIVING
BUSINESS AND
RESEARCH
COMMUNITY**



**A RANGE OF
PLOT SIZES AND
DESIGN AND BUILD
OPPORTUNITIES
AVAILABLE**

**IDEAL FOR NEW
AND GROWING
ORGANISATIONS**

**FIRST CLASS
FACILITIES TO
SUPPORT BUSINESS
INNOVATION AND
GROWTH**

**52
HECTARES OF
DEVELOPMENT
LAND**

**AN ENTERPRISE
ZONE LOCATION,
WITH A WIDE RANGE OF
BENEFITS INCLUDING
BUSINESS RATE
DISCOUNTS**



DEVELOPMENT OPPORTUNITIES AVAILABLE FOR GROWING AND ESTABLISHED BUSINESSES IN A PRIME LOCATION IN NORWICH.

From the soil to our health, Norwich Research Park's vision is to change lives and rethink society through pioneering research and innovation, reframing the future of research. Set in over 230 hectares of parkland, Norwich Research Park is a thriving business and research community. Around 30,000 talented people, including 17,000 students, 3,000 researchers and clinicians, and over 115 companies are based at Norwich Research Park and we are continuing to expand. An Enterprise Zone location, Norwich Research Park includes 52 hectares of development land and is ideal for new and growing organisations.

One of the largest single-site concentrations of research in food, health and life sciences in Europe, the Park has world-leading credentials.

It brings together four independent world-leading research institutes; the John Innes Centre, the Quadram Institute, the Earlham Institute and The Sainsbury Laboratory, together with the University of East Anglia and the Norfolk and Norwich University Hospitals NHS Foundation Trust. A connected community that adds value to your business all located within a 1km radius. All amenities are therefore within easy walking distance of each other.

At the heart of the Park is the award winning Centrum building, a hub for knowledge exchange and networking. Visitors to Centrum can take advantage of free parking, open plan meeting areas, free guest Wi-Fi and a bustling restaurant/cafe.

A range of office and laboratory accommodation and leasing options are available at Centrum, the Innovation Centre and the Enterprise Centre. Park occupiers benefit from access to a host of business amenities including an on-site nursery, private meeting rooms, subsidised bus travel and free business coaching and mentoring.

PROPERTY AND BUILDING DESIGN

- Buildings at Norwich Research Park have been designed to the highest standard.
- Our portfolio includes a range of mid and hi-tech developments.
- Plots sizes are available to suit occupier needs and a variety of design and build options are available.
- Norwich Research Park also benefits from freehold sites.

MASTER PLANNED PLOTS AVAILABLE WITH A VARIETY OF DESIGN AND BUILD OPTIONS TO SUIT OCCUPIER REQUIREMENTS

OVER 160,000 SQ M (1.7M SQ FT) WITH OUTLINE PLANNING CONSENT FOR B1(B), C2, D1 AND ANCILLARY USES INCLUDING HOTEL, HEALTHCARE, EDUCATION AND CHILDCARE

ENTERPRISE ZONE STATUS WITH A WIDE RANGE OF BENEFITS INCLUDING BUSINESS RATE DISCOUNTS OF UP TO £275,000 OVER FIVE YEARS

SUPERB INFRASTRUCTURE WITH FULLY RESILIENT SUPERFAST BROADBAND, A RANGE OF ACCESSIBLE FACILITIES INCLUDING FREE VISITOR PARKING AND MEETING ROOMS





QUADRAM INSTITUTE

£multi-million state-of-the-art food and health research and endoscopy centre at the forefront of a new interface between food science, gut biology and health.

13,900 sq m | Hi-tech build



CENTRUM

A hub of activity with café and meeting rooms. Where science and business meet.

2,070 sq m | Offices | Labs



LEAF EXPRESSION SYSTEMS

State of the art £5m biotech facility making proteins for vaccines.

1,000 sq m | Hi-tech build



INNOVATION CENTRE

High quality office and laboratory accommodation from 16 sq m to 82 sq m.

2,500 sq m | Offices | Labs



BOB CHAMPION BUILDING

An award winning research facility at the forefront of medical research, both nationally and internationally.



NORFOLK AND NORWICH UNIVERSITY HOSPITAL

1,200 bed teaching hospital with state-of-the-art facilities which provides care to a population of more than a million people.



LOCATION

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

An average travel to work time of just 19 minutes makes living and working in Norwich an attractive prospect. More people walk or cycle to work in Norwich than any other city in the UK.

Norwich city centre has a thriving café culture and was rated in the top 10 for UK shopping destinations. Voted the top place to live for work-life balance, Norwich also boasts unique architectural treasures: over thirty medieval churches, two cathedrals and a Norman Castle.

TRANSPORT LINKS



By car

Norwich Research Park is located to the south west of Norwich city centre with main road links to the A11, A47 and A140.



By train

Norwich is less than two hours from Liverpool Street Station and just over an hour from Cambridge. There are direct trains to the Midlands and the North of England. Two trains run to London every hour.



By air

Norwich International Airport has regular flights to Aberdeen, Edinburgh, Exeter and Manchester as well as three daily flights to Schiphol Airport, Amsterdam providing world-wide connections to over 300 destinations.



By bus

Buses run regularly from the Norwich bus station and stop at various locations throughout the Park including zones 1-4, the hospital and university.



NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk

**Enterprise
Zones**

SPACE TO INNOVATE

**Lambert
Smith
Hampton**

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At the time of printing all information is believed to be accurate but cannot be guaranteed. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. June 2019.