

Nar Ouse Business Park






Enterprise Zone

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King's Lynn &
West Norfolk



Enterprise Zone Outputs since April 2016

		Cume total 2016-17	Q1 Apr-Jun 2017	Q2 Jul-Sep 2017		Total all years
	New Jobs	55 (52 net)	25	22 (5 net)		102 (82 net)
	Construction jobs	77	-	-		77
	New Businesses	13 (12 net)	5	4 (2 net)		22 (19 net)
	Floorspace constructed	1,949 m²	-	-		1,949 m²
	Public sector capital investment	£4,540,000	-	£690,153		£5,230,153
	Private sector investment	£600,000	-	-		£600,000



Project Progress

- AHR Design Team appointed following competitive tender
- Masterplan - initial concepts developed
- Gas Pipeline Diversion – programmed spring / summer 2018
- Building Design Concepts – Phase 1 speculative units developed
- Marketing Plan - Initial plan prepared



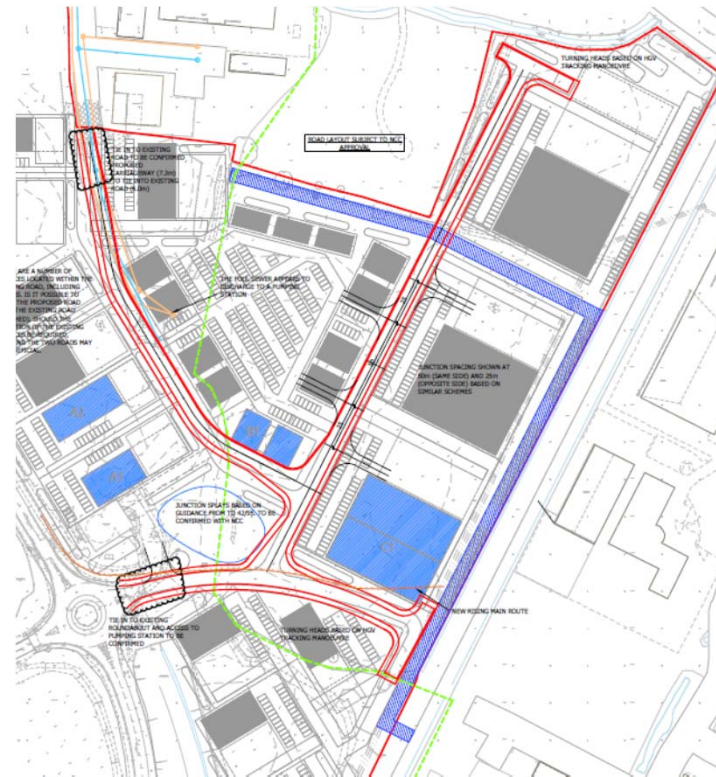
Site Masterplan

- Masterplan layout
- Indicative Plots
- 10,000 – 30,000 Sq. Ft
- Total Floor Space – 40,000 m2
- **Proposed Infrastructure**
- Roads to service whole site
- Services laid to road edge
- Full site drainage
- Site levels raised



Gas Pipeline Diversion

- Programme
 - May to August 2018
- Impact
 - Maximises developable area
 - minimising utility constraints.



Phase 1 Premises Development

Phase 1 Development

- 3 Speculative Units
- Freehold sale of plot

Speculative Units

Light Industrial:

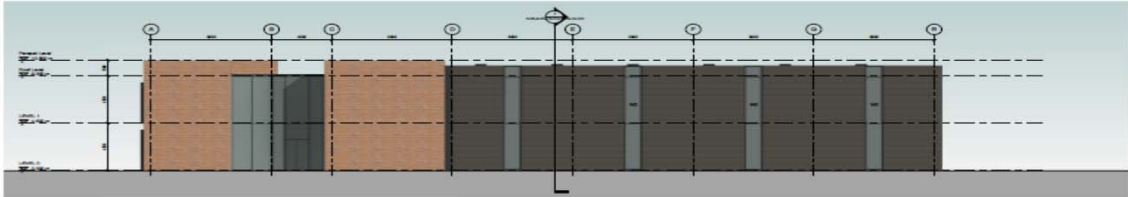
- 10,000 Sq. ft. (semi detached expandable to one 20,000 Sq. ft.)
- 5,000 sq ft (semi detached expandable to 10,000 Sq. ft.)

Office:

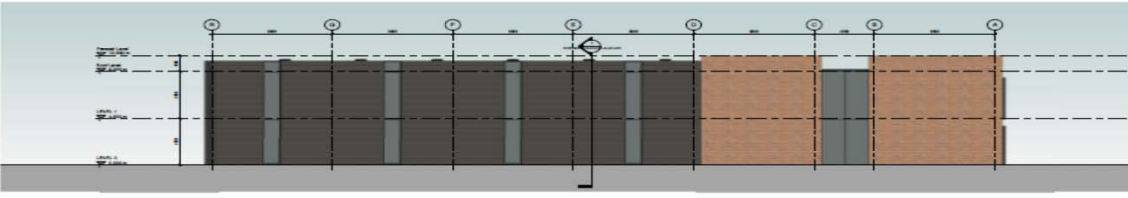
- 2 x 5000 Sq. ft. (semi detached expandable to one 10,000 Sq. ft.)



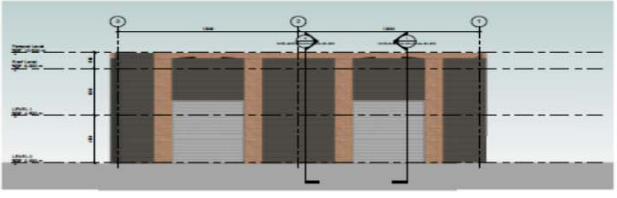
Light Industrial Unit



1 South Elevation
1:100



2 North Elevation
1:100



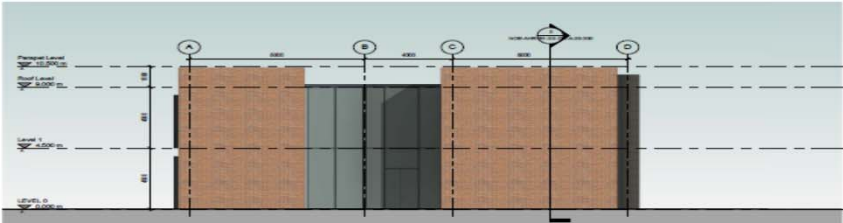
3 East Elevation
1:100



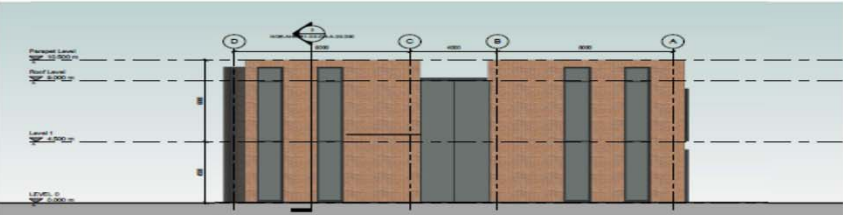
4 West Elevation
1:100



Office Unit



1 South Elevation
1:100



2 North Elevation
1:100



3 East Elevation
1:100



4 West Elevation
1:100



Key Challenges

- Gas pipeline and UKPN diversion timetables
- Viable drainage strategy to be agreed with IDB's.
- Viable earthworks strategy dependent on IDB's and Environment Agency.



Programme

- Reserved matter applications - Early 2018
- Gas Pipeline Diversion - Mid 2018
- Site infrastructure - late 2018
- Phase 1 Premises - 2019
- Phase 1 completion and availability 2020

