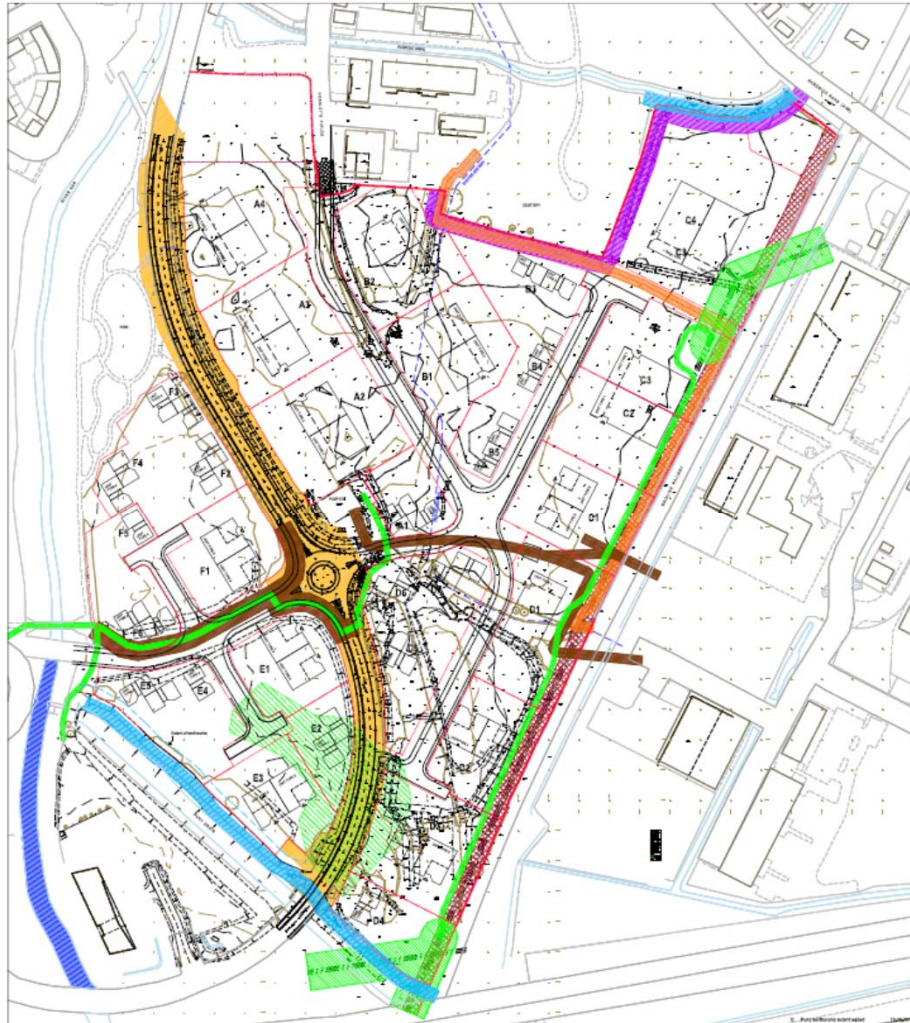


# Nar Ouse Business Park Enterprise Zone

Jemma Curtis  
Regeneration Programmes Manager

Borough Council of  
King's Lynn &  
West Norfolk





# Constraints Plan

- High Pressure Gas Main
- UKPN HV Lines
- AWA Foul Rising Main
- IDB Easement
- Known contamination
- Network Rail
- Highways





# Master Plan

- Total floorspace  
35,563m<sup>2</sup> /  
382,800sq ft
- Total number of  
units 56
- + KLIC



# Building Image



# Massing Model

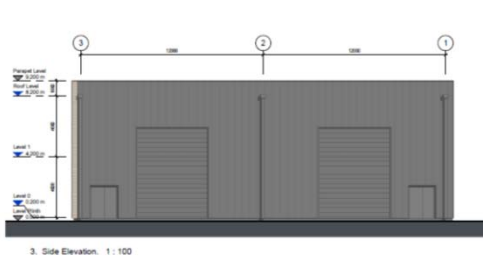
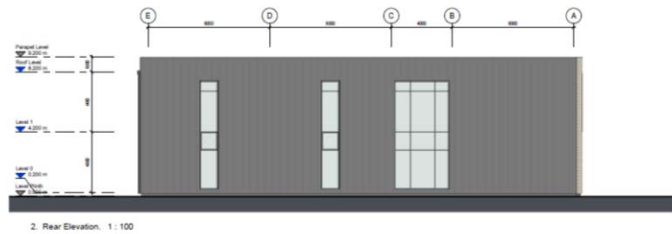
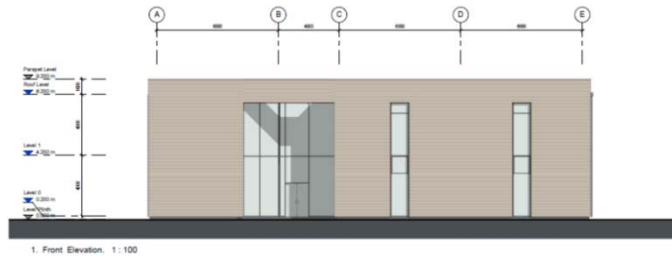


# Programme

- Gas main diversion Jun – Oct
- Phase 1 Reserved Matters Application July – Oct
- ‘Launch Event’
- KLIC Move On Feasibility Study July - Sept
- Remaining Reserved Matters application Sept – Dec
- Site infrastructure & Phase 1 premises construction 2019 - 2020



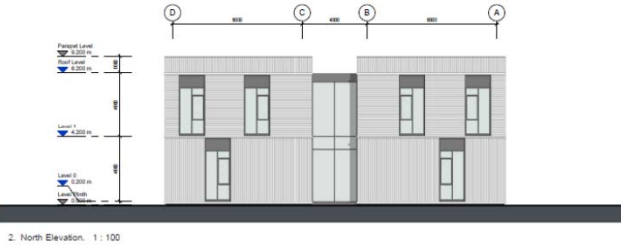
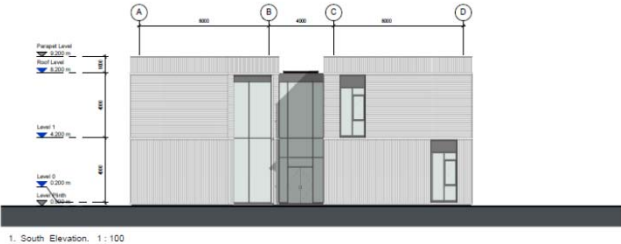
# Phase 1 Speculative Units



- Light Industrial 20,000 sq.ft
- Light Industrial 10,000 sq.ft
- Office 10,000 sq.ft
- 5 Years Business Rate Relief available until 31<sup>st</sup> March 2021



# Phase 1 Speculative Units



- Office  
10,000 sq.ft
- 5 Years Business Rate  
Relief available until 31st  
March 2021





# Any Questions?