

NORTHAMPTON WATERSIDE ENTERPRISE ZONE

supporting a regional economy of national importance

Northampton's Waterside is open for business

Over the next few years, Northampton's Waterside will become a national centre for excellence for advanced technologies, precision engineering, low carbon technology, sustainable construction and high performance engineering.

There will be opportunities for professional, financial, leisure and business services to support businesses in the Enterprise Zone.

Northampton is an ideal location for any business looking to expand or relocate to the South East Midlands region. As one of just a handful of new Enterprise Zones in the country, Northampton's Waterside is able to offer an ongoing commitment to supporting businesses.

Our Enterprise Zone can offer:

- 120 hectares of land which has the potential to create over 420,000 square metres of high value commercial and industrial floorspace
- Sites that are ready for development with excellent supporting infrastructure already in place
- A simplified planning process to help your business move in and get up and running quickly
- Unrivalled transportation links with three junctions to the M1 and easy access to the A45, A14 and other major arterial routes
- A site that is adjacent to Northampton town centre, with its Business Improvement District
- Access to 'Motorsport Valley' and the opportunity to do business with some of the biggest names in high performance engineering
- A site that has the backing of the University of Northampton and its plans for an Innovation Centre, which will ensure there are strong connections between businesses and skilled graduates.
- The backing of a Local Enterprise Partnership and a strong partnership of local authorities, development corporation, business leaders, University of Northampton and other interested organisations
- A commitment to invest business rates back into the area over the next 25 years

This is an opportunity to join one of the most exciting growth areas in the UK, when can you open for business?

South East Midlands
Local Enterprise Partnership



NORTHAMPTON
BOROUGH COUNCIL

The green light for economic growth

The Northampton Waterside Enterprise Zone benefits from a strategic location at the centre of England. The wider area has a proven track record for growth and enterprise and has one of the fastest growing populations in the country.

We have identified 21 sites across the Enterprise Zone area that opens up 120 hectares of land for high quality commercial and industrial use.

Our proposals will establish a Local Development Order for the site that will bring forward:

- 20 hectares of industrial (B1c-B7) use
- 60 hectares of industrial (B2-B7) use
- 40 hectares for office/mixed (B1) use

There are opportunities for developers and investors interested in bringing new builds to market, as well as small and medium sized businesses looking to relocate or expand into the region.

As one of just 22 Enterprise Zones in the country we can also offer:

- A one stop shop approach for land owners, investors and businesses – using the experience and expertise of our partners to aid delivery of easy solutions
- Business rates discount of up to £275,000 per business over five years for any business that starts trading in the zone within March 2015
- By early 2012 the area will be covered by Local Development Orders that will introduce new permitted development rights and make the planning process easier
- Superfast broadband
- The Enterprise Zone has the backing of local businesses and agencies, academic institutions and other parties, all of whom are committed to building success

Area	Size (Sq m)	Type of use	Type class
1	36,367	Hotel/mixed	
2	20,173	Industrial	B1c-B7
3	209,615	Industrial	B1c-B7
4	66,317	Industrial	B1c-B7
5	20,406	Industrial	B1c-B7
6	36,265	Industrial	B1c-B7
7	29,624	Industrial	B1c-B7
8	106,331	Industrial	B1c-B7
9	124,593	Industrial	B1c-B7
10	54,475	Industrial	B1c-B7
11	22,495	Industrial	B1c-B7
12	55,213	Office	B1
13	27,005	Office	B1
14	12,237	Office	B1
15	16,142	Office/mixed	B1
16	43,239	Office	B1
17	36,606	Office	B1
18	5,228	Office/hotel	B1
19	5,365	Office/student	B1
20	19,345	Office/mixed	B1
21	204,329	Office/mixed	B1



What happens next?

We want to create a thriving Zone with a global reputation, a vibrant economic hub that will drive growth in the south east midlands. We have a strong team behind us and are now looking for developers and businesses to take advantage of the excellent opportunities available.

We are setting up a one stop shop to help connect developers and investors, putting them in contact with partners who can help get things moving.

Our team is already out talking to land owners to discuss the opportunities now available through the Enterprise Zone.

Over the next few months we will create a Local Development Order for the area. This will make the planning process much simpler for developers and will fast-track the planning process to reduce the time and cost involved in making an application.

The Northampton Waterside Enterprise Zone is open for business and making it easier for you to join us.

Interested in investing in this Northampton Waterside Enterprise Zone?

There is a huge range of opportunities available for businesses, developers and land owners: for more information about Northampton Waterside please contact:

Northampton Borough Council's Regeneration & Investment Manager Mick Lorkins

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Or visit www.northamptonwaterside.co.uk

For more information on SEMLEP:

SEMLEP

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