



# KING'S LYNN ENTERPRISE PARK



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# A STRONG FOUNDATION

The King's Lynn Enterprise Park is an exciting development in West Norfolk. What began as the largest brownfield site in the East of England is now being transformed into a modern employment space, where high-growth businesses can achieve their potential. Here, tenants can enjoy all of the benefits of a modern workspace from a beautiful riverside location, with a flourishing parkland at its centre. The site is home to the award-winning King's Lynn Innovation Centre and is part of a thriving network of Space to Innovate enterprise zones across Norfolk and Suffolk.

A popular market town with a rich cultural heritage, King's Lynn has now been identified as a key area for commercial development opportunities. It boasts strong road and rail connections to London, Norwich, Cambridge, and Peterborough, as well as access to global markets via the Port of King's Lynn.

The area has received significant government investment in its public infrastructure and there are plans to build 4,000 new homes. A new road has been installed to provide the Park with direct access, and it will also host a new multi-modal Active Travel Hub (due Summer 2027) for the town.

## WHAT'S ON OFFER

- 15 hectares sites (37 acres)
- Planning permission for 56 units
- Permitted uses include: office space, high-tech industry and R&D, industrial units, and warehousing
- Flexibility in terms of plot size and building design



# OUR AMBITION

Our ambitions for the King's Lynn Enterprise Park go far beyond the traditional business park. We are building an integrated community where members can live and work sustainably and enjoy a better quality of life.

There are a range of plots available across our 15-hectare site, each with planning permission already secured. We're proud to invite employers and investors to unlock the unique growth opportunities that King's Lynn has to offer and be part of shaping the future of the region.



# BENEFITS OF THE PARK

There are so many reasons for employers to make the King's Lynn Enterprise Park their home. As well as being surrounded by beautiful parkland and river views, businesses based here will benefit from:



### LOCATION

The King's Lynn Enterprise Park enjoys excellent regional connections via rail and road, as well as international access via the Port of King's Lynn.



### CONNECTIVITY

As well as being part of the Park's vibrant community, super-fast broadband will enable businesses to connect with clients and colleagues across the globe.



### SUSTAINABILITY

We're helping businesses reach Net-Zero. All units can be built to a high thermal spec, with permissions for photovoltaic panels and EV charging.



### FLEXIBILITY

Planning for multi-use units includes areas for lab space, service yards, and warehousing.



### PARKING

All units will have designated parking and have access to our multi-modal Active Travel Hub.

# SECTORS WE SUPPORT

King's Lynn Enterprise Park will be a multi-sector site focused on supporting high-growth and high-impact businesses. Our ambition is to provide a space that builds on our region's strengths, skills, and supply chains in advanced manufacturing and agri-food, as well as growing areas such as medtech.

This approach will encourage cluster activity and strengthen collaborations between science, research, and business. Establishing the Park as an incubator for innovation and development will not only boost our regional economy but will also help to pioneer new ideas that benefit society as a whole.

The annual agricultural output of Norfolk, Suffolk, Cambridge, and Lincolnshire combined is over **£5 billion**.

These areas account for **33%** of England's crop production, supporting **150,000 jobs** across the region.

**Manufacturing is the highest productivity sector** in King's Lynn, accounting for 16% of employment.

Advanced manufacturing and engineering **contributes around £5.1bn in GVA** to the regional economy per annum.

King's Lynn boasts strong connections to Cambridge and Peterborough, home to the **foremost life sciences** clusters in the world.

**£11.5 million** NHS Health Hub on Nar Ouse Way will transform the delivery of healthcare services in King's Lynn.

# OUR LOCATION

The park is situated just one mile south of King's Lynn town centre. A new link road (A148 Nar Ouse Way) runs through the site, providing direct access to the town centre. The site offers easy access to key transport corridors along the A47, A10, and A17, acting as a gateway to Norfolk, Cambridge, and the Midlands. A direct hourly rail service to London operates from King's Lynn train station. The Port of King's Lynn offers dock handling facilities, providing a gateway to northern European and Scandinavian markets.



# ACTIVE TRAVEL HUB

Our state-of-the-art Active Travel Hub (due Summer 2027) will provide affordable, convenient, and sustainable travel options between the Park and the wider area. This will include cycling infrastructure and storage, eBike and EV charging points, and multi-modal access points for local transport services. The Hub will improve connectivity whilst reducing the site's carbon footprint and alleviating congestion within the town.



# SITE SPECIFICATIONS

Planning consent has been granted for a maximum of 56 units comprising of a mixture of general industrial, light industrial, and offices.

Zone/Plot	Plot Area (ac/ha)	# of units / Building area (GIA ft <sup>2</sup> /m <sup>2</sup> )	# of parking spots
A/1	Built	2 x Office (5,000ft <sup>2</sup> / 465m <sup>2</sup> )	37
A/2	Built	2 x Light Industrial (10,000 ft <sup>2</sup> / 930m <sup>2</sup> )	69
A/3	1.373 ac. 0.561 ha.	2 x Light Industrial (10,000 ft <sup>2</sup> / 930m <sup>2</sup> )	66
A/4	1.539 ac. 0.622 ha.	2 x Light Industrial (10,000 ft <sup>2</sup> / 930m <sup>2</sup> )	65
B/1	0.640 ac. 0.259 ha.	1 x Light Industrial (7,250 ft <sup>2</sup> / 675m <sup>2</sup> )	33
B/2	1.925 ac. 0.779 ha.	1 x Light Industrial (29,000 ft <sup>2</sup> / 2,695m <sup>2</sup> )	60
B/3	0.650 ac. 0.263 ha.	2 x Office (5,000ft <sup>2</sup> / 465m <sup>2</sup> )	35
B/4	0.439 ac. 0.178 ha.	2 x Office (5,000ft <sup>2</sup> / 465m <sup>2</sup> )	32
B/5	0.490 ac. 0.198 ha.	2 x Office (5,000ft <sup>2</sup> / 465m <sup>2</sup> )	34
C/1	1.210 ac. 0.489 ha.	2 x Light Industrial (5,000 ft <sup>2</sup> / 465m <sup>2</sup> )	32
C2/3	2.312 ac. 0.935 ha.	1 x Light Industrial (29,000 ft <sup>2</sup> / 2,695m <sup>2</sup> )	66
C/2	1.120 ac. 0.453 ha.	1 x Light Industrial (14,500 ft <sup>2</sup> / 1,350m <sup>2</sup> )*	33
C/3	1.191 ac. 0.482 ha.	1 x Light Industrial (14,500 ft <sup>2</sup> / 1,350m <sup>2</sup> )*	33
C/4	2.345 ac. 0.949 ha.	2 x Light Industrial (16,000 ft <sup>2</sup> / 1,490m <sup>2</sup> )	60
D/1	1.454 ac. 0.588 ha.	1 x Light Industrial (16,000 ft <sup>2</sup> / 1,490m <sup>2</sup> )	33
D/2	1.062 ac. 0.429 ha.	2 x Light Industrial (5,000 ft <sup>2</sup> / 465m <sup>2</sup> )	30
D/3	1.405 ac. 0.568 ha.	2 x Light Industrial (5,000 ft <sup>2</sup> / 465m <sup>2</sup> )	32
D/4	0.756 ac. 0.306 ha.	1 x Office (5,000 ft <sup>2</sup> / 465m <sup>2</sup> )	16
D/5,6,7	Reserved	NHS Medical Centre	
E/1 & E/2	Reserved	Active Travel Hub (Coming soon)	
KLIC	Reserved	King's Lynn Innovation Centre	
KLIC (Area)	Reserved	Innovation & Collaboration Incubator	

All plots have received Reserved Matters planning permission under reference 19/00351/RMM.

\*Additional planning consent required.

### Building Type 1: General Industrial

- Internal area of 15,000ft<sup>2</sup>
- Large general industrial area
- High eaves to accommodate generous office space
- Two double-height roller shutter doors

### Building Type 2: Light Industrial

- Internal area of 10,000ft<sup>2</sup>
- High eaves to accommodate generous office space
- Two double-height roller shutter doors



Prices starting from **£375,000** per acre



\*Zones E & F expected to be available 2027

### Building Type 3: Light Industrial

- Internal area of 5,000ft<sup>2</sup>
- Flexible design for production or office-based use
- Two single-height roller shutter doors
- Ideal for businesses looking to expand

### Building Type 4: Offices

- Internal area of 5,000ft<sup>2</sup>
- Purpose-built two storey office building
- Potential for occupiers to accommodate one of the four available floor spaces
- Access via central circulation area, lift, and optional shared W.C.



Borough Council of  
King's Lynn &  
West Norfolk



 **Norfolk**  
County Council

# INTERESTED IN DEVELOPMENT OPPORTUNITIES WITH US?

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**BROWN & CO**

## GET IN TOUCH

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