

ENERGY PARK

GREAT YARMOUTH

A dedicated business park for those in
the energy and port industries.





ENERGY PARK GREAT YARMOUTH

The Great Yarmouth Energy Park comprises a 50 acre site in South Denes, a prime site near the river port and the deep water harbour.

Suitable for all those in the energy and port industries.

Subject to a Local Development Order, you will find the planning permission process for energy-related uses is very straightforward.

The park will have superfast broadband and is ideally located for companies to take advantage of the business opportunities set to be generated by the East Anglia Array Windfarm.

The Energy Park project is a joint initiative between Great Yarmouth Borough Council and Norfolk County Council, which aims to pool skills and resources to unlock and accelerate economic development opportunities.

Contact us to find out if there is suitable space for your business.

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ENERGY **PARK** GREAT YARMOUTH

Great Yarmouth and Lowestoft are designated by the UK Government as a Centre for Offshore Renewable Engineering (CORE), one of only six in the country.

A unique opportunity

With new opportunities opening up in offshore wind and decommissioning as well as continued investment in gas exploration and production, Great Yarmouth is England's leading location for offshore energy.

Great Yarmouth has an unmatched combination of capability, experience, skills, knowledge, supply chain and infrastructure to support every stage and all elements of offshore production from development, installation and operation to eventual decommissioning.

The sites

A range of sites for design and build opportunities are available on a freehold or leasehold basis.

Services

All relevant services are available to be connected to all sites. Interested parties should make their own enquiries as to the capacity and suitability for intended uses.

Tenure

Freehold and Leasehold opportunities are available.





South Beach Parade

Main Cross Road

Monument

A1243 South Denes Road

River Yare

Available Units

Site Number	Land Area (Acres Approx)
3b	0.87
4b	1.04
12	2.00
13b	0.67





Port Facts

- River Port and Outer Harbour operated by Peel Ports, Great Yarmouth.
- 24-hour access at all states of tide. No bridges or locks.
- Low tidal range.
- No height restrictions.

	Outer Harbour	River
Total quay length	Up to 1,400m	3,000m
Max. vessel length	220m	110m
Max. beam	75m	28m
Max. draught	10m	5.7m

Great Yarmouth Facts

Great Yarmouth has developed a highly skilled energy marine supply chain which is innovative, adaptable and in demand across the world. As the search for sustainable renewable energy continues, Great Yarmouth continues to be at the fore of many energy projects off the East Anglian coastline from oil and gas to wind energy, ensuring a buoyant future for Great Yarmouth's marine energy sector, supported by a range of engineering, electronics and other service companies.

Given its location, the port of Great Yarmouth has operated for nearly 1000 years on the European stage,

serving fishing, shipbuilding, timber, agriculture and offshore industries. Its central 24/7 facilities have served gas platforms in the Southern North Sea for more than 50 years. Construction of the new lifting bridge over the River Yare is due to begin in late 2020 and would see a bridge built linking the A47 at Harfrey's Roundabout on the western side of the river to South Denes Road on the eastern side of the river. The completion is due for 2023. The bridge will make a huge difference to Great Yarmouth, reducing traffic and improving access from the port and Enterprise Zone sites to the A47.



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CGI of proposed third river crossing.

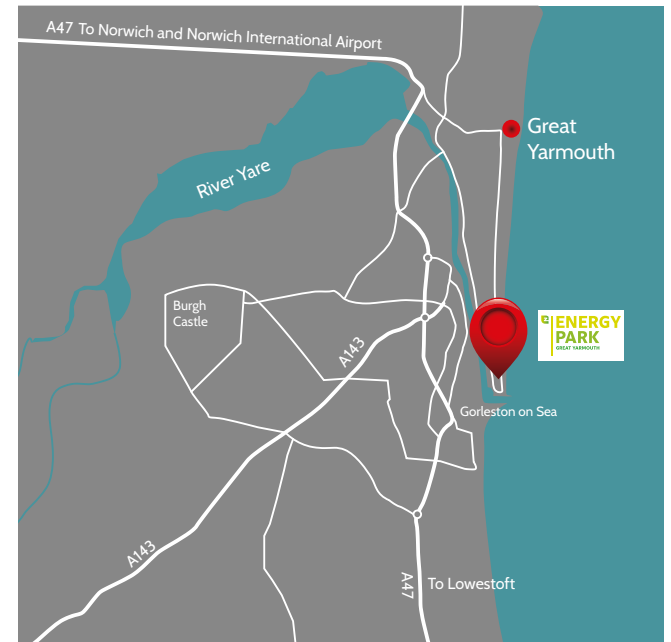
Enterprise Zone

Energy businesses in the Energy Park will benefit from:

- Simplified planning
- Superfast broadband
- 100% relief is given on business rates up to a maximum of £55k per annum for five years on a new build property assuming that the new build is completed by 31 March 2022 on sites 3b and 13b.

Local Development Order

Simplified planning process for businesses in energy, port and logistics sectors.



Location

Great Yarmouth Energy Park in South Denes is a busy port industrial area on the Norfolk coast. It is just 120 miles from London and has been at the heart of England's offshore energy sector for 50 years.

Norwich International Airport is 23 miles from Great Yarmouth. UK destinations from Norwich include Aberdeen, Manchester and Edinburgh and with direct scheduled flights to Schipol Airport, Amsterdam, there are connections worldwide.

ALL ENQUIRIES:

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