



park

# NORWICH RESEARCH PARK - OVERVIEW

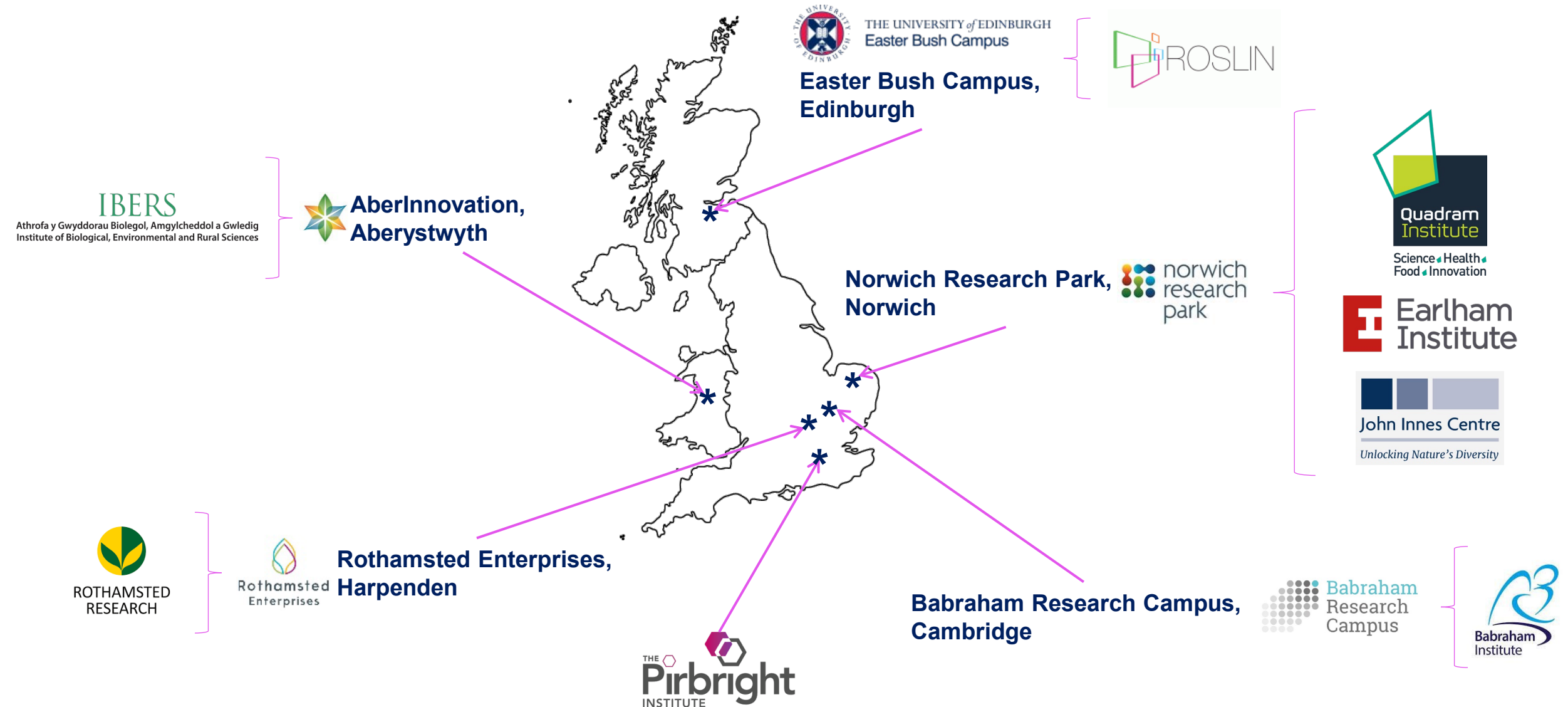
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October 2023

# BBSRC Research and Innovation Campuses

Creating and supporting vibrant, dynamic, and diverse bio-innovation clusters connected across the research and innovation ecosystem





# NORWICH RESEARCH PARK — A UNIQUE MIX OF WORLD-LEADING RESEARCH

## Four world-leading institutes

Earlham Institute, John Innes Centre,  
Quadram Institute and The Sainsbury Laboratory

## A leading university

University of East Anglia (UEA)

## A leading university hospital

Norfolk and Norwich University Hospital

## Supported by

John Innes Foundation and BBSRC

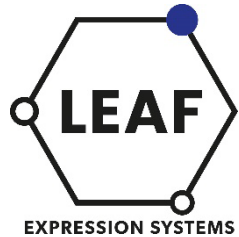




# OVER 30 GROWING COMPANIES IN 100,000 SQ FT OF ACCOMMODATION



**Tropic**



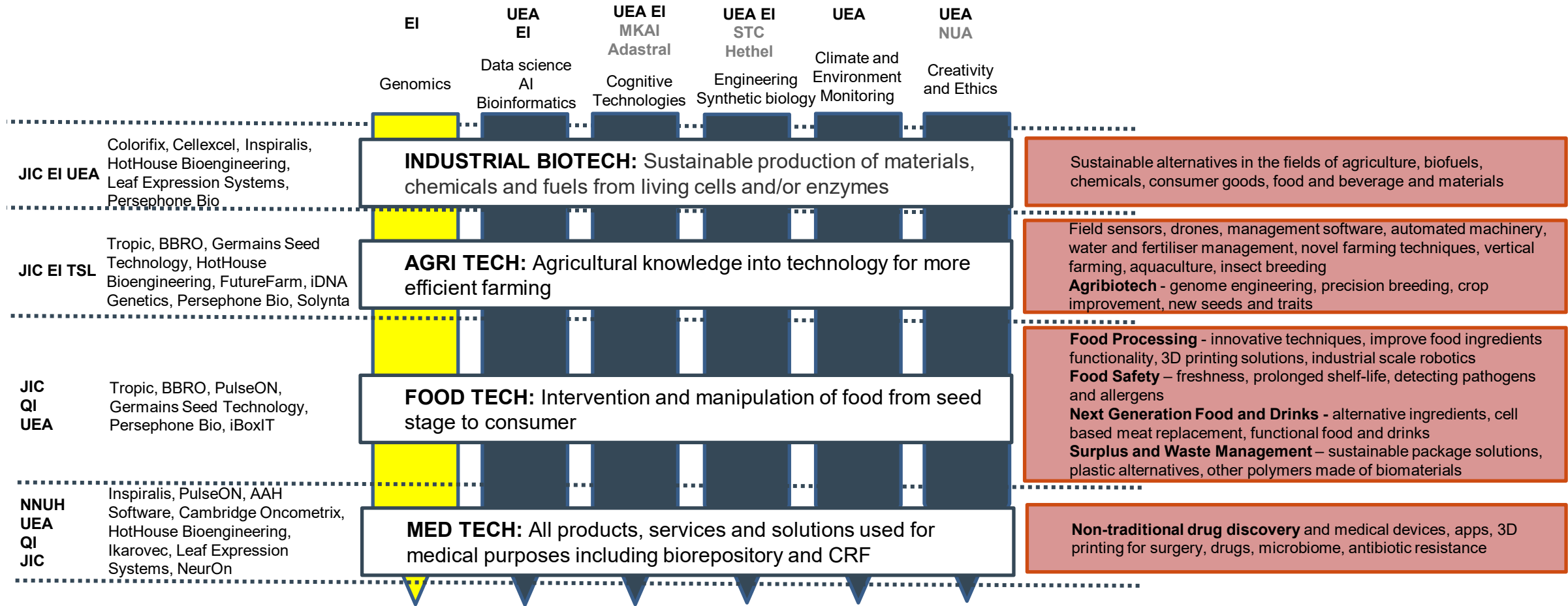
**Novagraaf**



CURRENTLY 40 COMPANIES IN 100,000 SQ FT OF ACCOMMODATION



# NORWICH RESEARCH PARK INNOVATION LANDSCAPE



# SIGNIFICANT ONGOING PUBLIC SECTOR SUPPORT AND INVESTMENT

1. In February 2023 the **Genetic Technology (Precision Breeding)** received Royal Assent. This new Act of Parliament allows the commercialisation of agribiotech research in England, for the first time. **This is ahead of mainland Europe.**
2. At the start of May 2023, the **Government Office for Science** launched the results of a study: **Life Science beyond human health** which recognises the untapped potential in 'Modern Industrial Biotechnology' (agribiotech, food biotech and industrial biotechnology). The study identifies Norwich Research Park as a case in point - experts in modern industrial biotechnology with multiple applications.
3. In June 2023 **£164m of investment was announced by the BBSRC** for Norwich Research Park's research institutes. This is part of its five-yearly strategic research programme and represents 40% of BBSRC's total budget. To quote Professor Neil Hall, the Director of the Earlham Institute, this will fund ***'ambitious, highly-collaborative and multidisciplinary research... which will be transformative... and benefit global society'***.
4. Also, in June 2023 **UKRI confirmed a major investment in a plant and microbial research hub** at Norwich Research Park, **totalling £318m over ten years**. This infrastructure fund will create a new interdisciplinary hub, and as Professor Nick Talbot, Director of the Sainsbury Laboratory, stated ***'it exemplifies the UK's confidence in the future of our research institutes'*** [at Norwich Research Park].

## Life sciences beyond human health: modern industrial biotechnology in the UK

Strengths, shape, size and opportunities for the industry

Institute for Manufacturing, University of Cambridge  
March 2023





**At the intersection between plant-based food and health is an explosion of new innovative products from functional foods and nutraceuticals to meat-free and dairy – free alternatives**

- There is an increasing opportunity due to rising consumer demand
- Areas include animal-free proteins and dairy-free products
- The global free-from food market is forecast to grow +9.5% per year to a value of £256bn over the next five years
- The global functional foods market was estimated at £121bn in 2018
- Manufacturers are deploying fortification of nutritional additives such as omega-3 fatty acids, fibres, vitamins and minerals.



# WHY COMPANIES ARE ATTRACTED TO NORWICH RESEARCH PARK

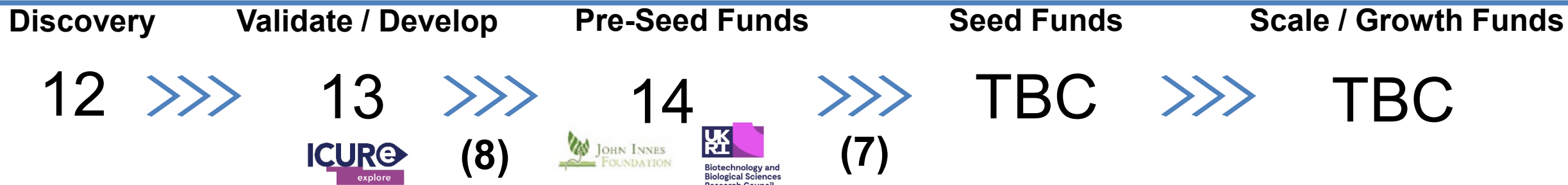


1. **Access to specialist research facilities and talent pool** – one of five BBSRC funded research campuses, with four research institutes, a top 20 university and a teaching hospital.
2. **Established location for businesses** – 100,000 sq ft built and let to 33 companies from virtual tenants, to start-ups and high-growth businesses.
3. **A suite of campus amenities** include a successful nursery, restaurant, café, meeting rooms and access to the UEA's Sports Park
4. **A growing sense of community** developed through a programme of networking events and social activities targeted at occupiers
5. **Range of accommodation** – to meet a company's needs now and in the future with up to 1.6m sq ft of outline planning consent, in an Enterprise Zone.
6. **Enterprise strategy** – creating new opportunities through an explorer fund, a pipeline of pre seed and seed funding, and regular campus networking events to help with collaboration and promotion
7. **High quality of life** – cathedral city, open countryside, The Broads, extensive coastline and range of housing in close proximity
8. **Great connectivity** – quick link to the major road network, 20 minutes from Norwich International Airport, direct trains to London, good public bus service and cycle paths link to the city centre.



# NEW ENTERPRISE STRATEGY INVESTMENT PIPELINE — ACCESS TO £100M

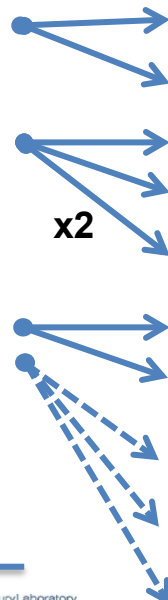
All researchers, with commercialisation ideas, are being encouraged to come forward for assessment and are being given access to pre-seed funding and seed funding. Significant growth funds are now looking to invest.



**MIKAI**



Agri-TechE



AirSeq



CELL EXCEL

Virilitas Labs

Sheng Qi

PfBIO



Plenty Sense



UEA / JUNI Cosmetics

**QUBIS**



**Term Sheet with NDA  
fund, with access to  
£100m+**



# ABILITY TO ACCOMMODATE SIGNIFICANT NEW CLUSTER ACTIVITY

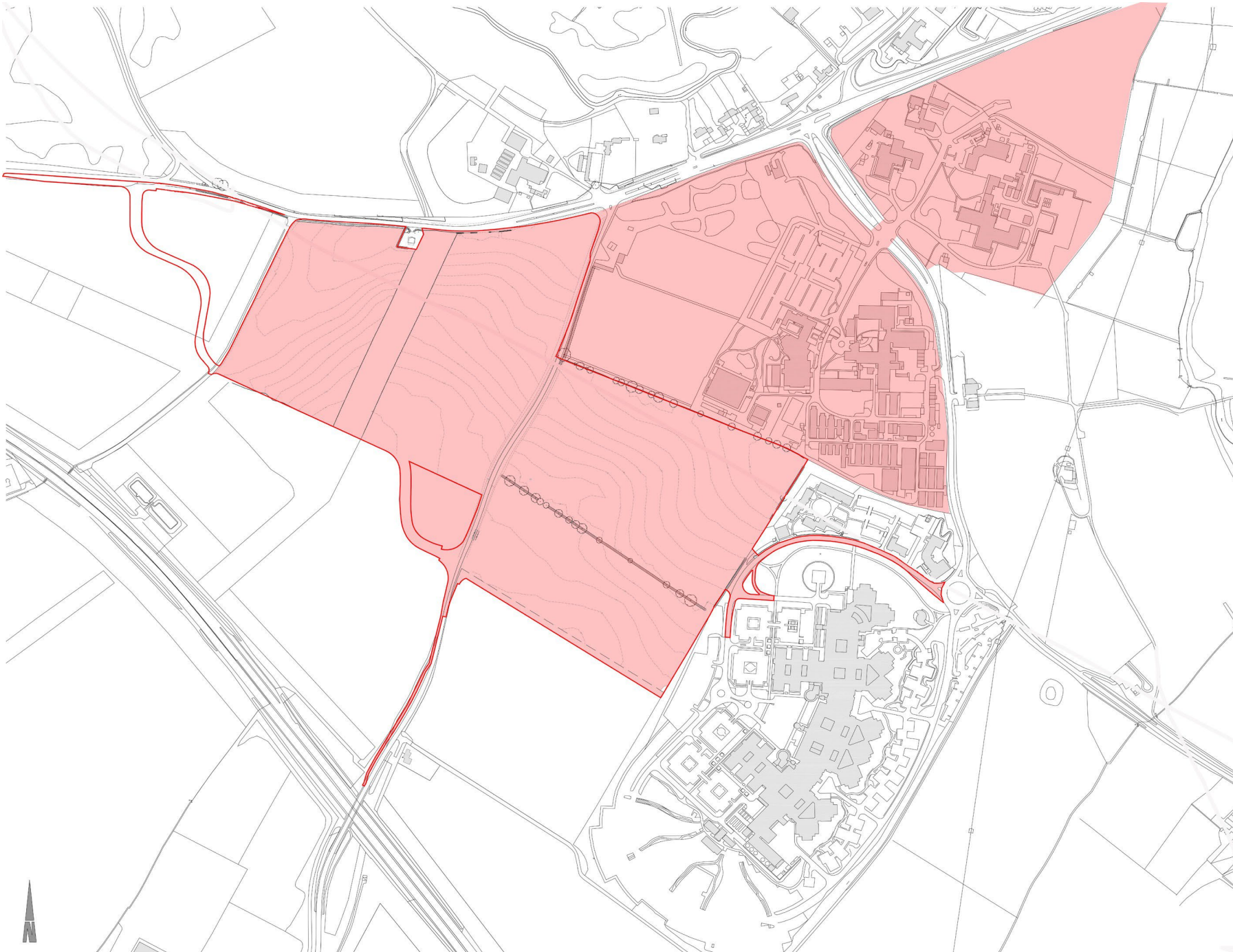


Park Outline  
Development Land



**Masterplan Land**

**Outline Planning  
Consent 2012**





# 10 ACRES - UKRI/BBSRC DEVELOPMENT LAND — EARLY INVESTMENT OPPORTUNITY

## Location Plan – BBSRC/UKRI land



The UKRI/BBSRC site, which comprises circa 10 acres, has been master planned to provide three development plots (A, B and C) with the capacity to accommodate up to four standalone buildings.

- Plot A 1.69 acres
- Plot B 1.24 acres – Grow-on Building 1
- Plot C 0.95 acres - Grow-on Building 2

Due to market demand two new laboratory and office buildings are being designed for planning and tender action during 2023.

Grow on Building 1 (62,147 sq ft GIA), has been designed for Plot B.

Grow-on Building 2 (30,000 sq ft GIA), to be located on Plot C.

# GROW-ON BUILDING 1 – SITE PLAN

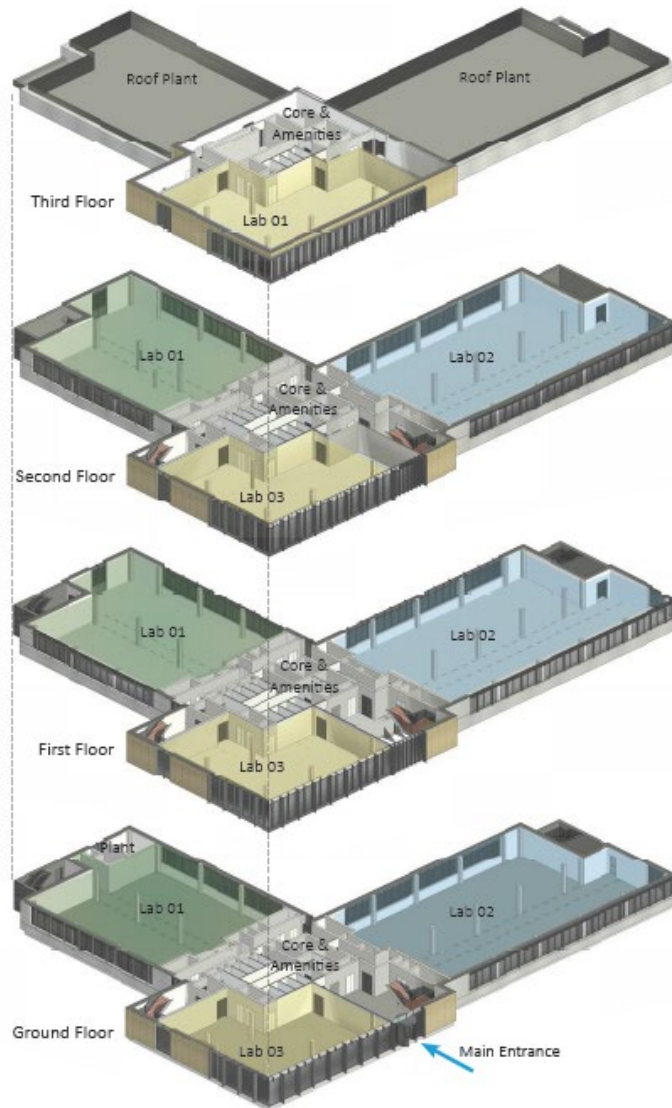


Grow-on Building 1 is arranged around an L-shaped footprint, with three storeys, to each wing, and four storeys to the main core block, to provide:

- Laboratory (Cat 2) and offices with support space
- 62,162 sq ft (GIA )
- 47,673 sq ft (NIA)
- 77% Net to Gross
- Standard floor grid 6.6m by 9.2m (61 sqm / 656 sq ft)
- Six accessible parking spaces
- Servicing to the rear from a shared access road
- 96 adjoining staff parking spaces
- Adjacent cycle facilities for 87 cycles



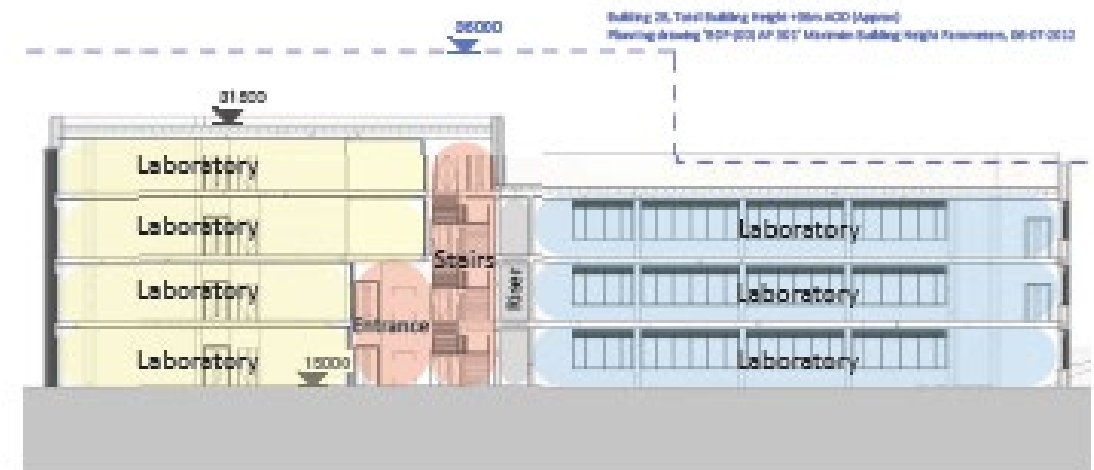
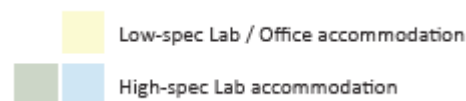
# GROW-ON BUILDING 1 – BUILDING OVERVIEW



Grow-on Building 1 has been designed to provide mixed laboratory and office accommodation over ground, first, second and part third floors.

Flexibility is built into the design with up to three tenancies per floor, accessed from a centralised core, circulation area and WC and amenity facilities.

Designed to accommodate a range of uses, the main lab wings (labs 01 and 02) has the potential to service high-specification laboratory uses. The central areas (lab 3) are designed as low specification lab/office areas.



Section Zonal Diagram



# GROW-ON BUILDING 1 - ARCHITECT'S VISUALISATION





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