

The Opportunity

Innovation starts here

HARLOW



Providing quality space at competitive prices in the home of innovation

The Vision

Harlow Enterprise Zone – innovation starts here.

Come to Harlow Enterprise Zone for quality, innovation and competitive advantages that will give your business the edge.

Our vision is to create a brand new science and IT park, in an attractive campus-style environment, with unrivalled transport connections. On-site links with Anglia Ruskin University will create a dynamic collaborative environment between cutting edge business and higher education, leading to innovation and enterprise.

Some of the world's top companies, such as GlaxoSmithKline and Pitney Bowes, have already chosen to locate in Harlow, recognising that it is the most competitive business location in the South East. The Harlow Enterprise Zone builds on Harlow's proud record of innovation in IT, MedTech and Advanced Manufacturing.

We are aiming to secure thousands of high quality jobs for the residents of Harlow and surrounding areas. The Enterprise Zone, with 72 acres of development space for IT and Life Science & MedTech innovations, will contribute to economic growth and the UK's export potential.

Objectives

The specific objectives of the Harlow Enterprise Zone are:

- ▶ The development of two sites to provide high quality, modern business space meeting the needs of businesses in the ICT, MedTech and Advanced Manufacturing sectors.
- ▶ The location of 100 businesses and the creation of at least 2,500 jobs with the potential to create more than 5,000 jobs over a 25 year period from 2013.
- ▶ Increase the economic wealth of Harlow and surrounding areas through securing foreign direct investment.
- ▶ Enabling growth of existing companies through relocation, expansion and supply chain opportunities.
- ▶ The creation of jobs for local residents.
- ▶ Boost the MedTech industry to help reverse the UK's current £1.2bn trade deficit in MedTech.



A superb location

Harlow gives easy access to London and Cambridge, along the M11.

There is less congestion in Harlow than in cities such as Cambridge and London and Essex County Council is committed to further improving the road infrastructure in Harlow to support the Enterprise Zone.

Close to London

- Just 35 minutes by train to London Liverpool Street
- Only 45 minutes to Oxford Circus (via Tottenham Hale)

London Stansted Airport

- Just 20 minutes to the terminal building by road or rail
- Frequent services to mainland Europe and North Africa
- Comprehensive global freight transport service

Simplified planning processes

- The site benefits from existing planning consent
- No further planning permission needed for individual buildings, provided they conform to agreed guidelines
- Significant time and cost savings compared to many other locations

Significant cost advantages compared to London and Cambridge

- Highly competitive rental levels
- A catchment of 3.3million people within one hour journey of Harlow - set to grow by 20% by 2032
- The most competitive location in the South East of England so close to London

A history of innovation and enterprise

Harlow has a long history of innovation that continues to change people's lives significantly. Fibre optics, which is still revolutionising communications around the world, were invented in Harlow in 1966 by George Hockham and Sir Charles Kao, at STC (latterly Nortel). The pair won the Nobel prize for Science for their great innovation.

There is a strong existing business environment in Harlow with 25,000 jobs in the district. Pearson, the largest educational publisher in the world, moved its head office to Harlow from central London in 1995. GlaxoSmithKline, one of the world's largest pharmaceutical companies, has had a research and development facility in Harlow since 1997. Other major companies include Pitney Bowes, BUPA and Raytheon Systems. There is also an existing strong cluster of Medical Technology (MedTech) businesses already located in the town.

Now the UK Government has supported Harlow by awarding it Enterprise Zone status. This means it's easy to design and build new business accommodation and exemptions from certain local business taxes for a period of up to five years for incoming businesses as an incentive to locate in the Enterprise Zone.





a) Kao Park

Named after the Nobel Prize winning scientist, Sir Charles Kao, who led the team which developed fibre optic technology on this site in the 1960s. Kao Park is now being developed by Goldacre Ventures into a Data Centre campus and new business park on the site of the former Nortel offices. This will provide 200,000 square feet of Grade A office space and 340,000 square feet of data centre space.



Proposition: London Road

The sites here encompass a significant land area (72 acres) which are currently a mix of greenfield and brownfield, all with planning consent for commercial development.

A programme of infrastructure works, including some demolitions and the provision of a new road access, were completed in the first half of 2015. Refurbishment of the retained buildings and construction of new units is now underway with the first spaces being available from 2016.

For more information see www.kaopark.com

Letting enquiries – CBRE (020 7182 2000)
and Lee Baron (020 7758 5600)

b) London Road North

This 37 acre site will be home to a new Science Park to be developed from 2016. Harlow Council owns 25 acres of this land which will house the first phase of the development once the Council has selected its chosen development partner.

The Science Park will:

- ▶ Provide space for the Anglia Ruskin University MedTech Campus
- ▶ See the creation of a state of the art MedTech Innovation Centre providing support for the super cluster including:
 - Research and Development
 - ICT
 - Legal/regulatory
 - Intellectual Property experts
 - Marketing and support services
- ▶ Be home to large multinational companies in purpose-built offices and laboratories; new start-ups and entrepreneurs; and SMEs occupying 'grow-on' space either directly from the Innovation Centre or relocating to the site
- ▶ In addition to the office facilities, the site will accommodate associated secondary retail and restaurant/café/leisure uses to provide facilities for the 2 – 3,000 people who will ultimately work at the London Road sites
- ▶ For the latest information see the London Road North page at www.harlowez.org.uk



Proposition: Templefields

- ▶ The phased re-development of ageing industrial stock over a 25-year period, to create modern high quality small business workspace developments.
- ▶ Its main focus will be on manufacturing, but other uses within the target sectors will be permitted.
- ▶ It will be ideally suited to SMEs and for 'move on' space for start-up companies.
- ▶ New development opportunities available.
- ▶ New road connection to the Cambridge Road being delivered in early 2016 to provide better access.
- ▶ An improved connection to Harlow Mill station will lead to excellent rail links to Cambridge and London.



The Harlow Enterprise Zone Offer

Innovation starts here - look what's on offer

Great location

- 37 acres of land available for development, including 25 acres of greenfield land available immediately.
- The most competitive location in the South East of England, so close to London.
- Great location for a strong workforce. At the heart of the London-Stansted-Cambridge corridor which has a strong economy and skills base, with 41 per cent of an expanding working age population qualified to degree level. The business base is also growing with a 2.2 per cent increase between 2008 and 2010, despite a global recession.

Great transport links

- Unrivalled and less congested access to transport connections (M11, M25, West Anglia Rail) and the economic hubs of London and Cambridge.
- Just 20 minutes away from Stansted Airport with its extensive global freight business and large range of European passenger destinations. New motorway junction on the M11 to the north east of Harlow providing even quicker access to the motorway from 2020.

Great perks

- Planning framework already in place so it's easy to design and build new business space.
- Up to 200,000 square feet of refurbished office space available

at Kao Park (the former Nortel UK headquarters) in 2016.

- Business tax discounts of up to £275,000 over five years for incoming businesses.
- Access to superfast broadband services.

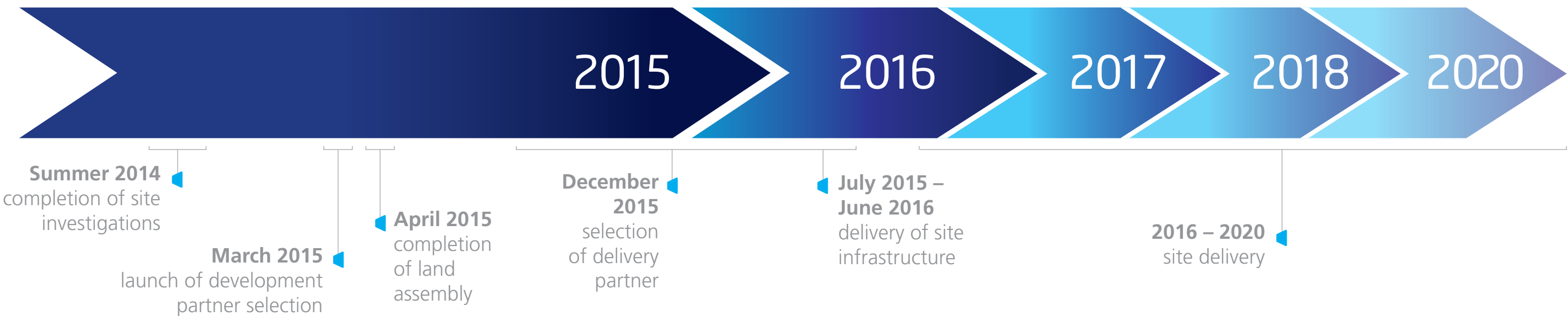
Great connections

- Existing supply chain opportunities, particularly in Life Sciences, with companies actively seeking collaborations and partnerships which the Anglia Ruskin MedTech Campus can facilitate – www.medtechcampus.com.
- Great MedTech opportunities including access to one of the largest and speediest Clinical Trials Unit in the country through the Anglia Ruskin University Postgraduate Medical Institute.

Ready access to clinicians and academics helps to significantly cut risk on projects/ concepts before investment is made.

- Support through Anglia Ruskin MedTech Business Support network provides routes to funding for proof of concepts, and public and private sector funding – e.g. European funding and venture capital funding.
- Next to award-winning housing development at Newhall, creating an environment to attract and retain employees. Desirable living in attractive villages, good schools and exciting leisure opportunities nearby.

Delivery Schedule for London Road North Science Park





For further information, please contact

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