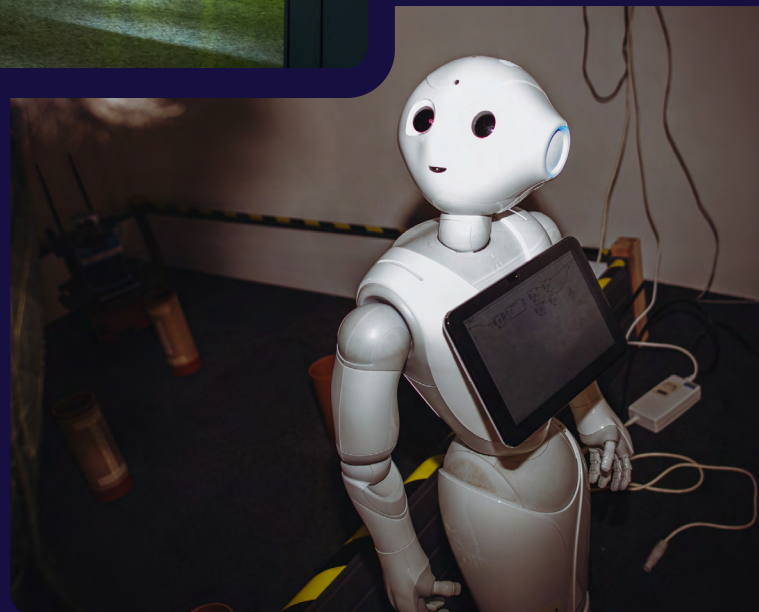


TECH AND AI

➤ VALUE PROPOSITION

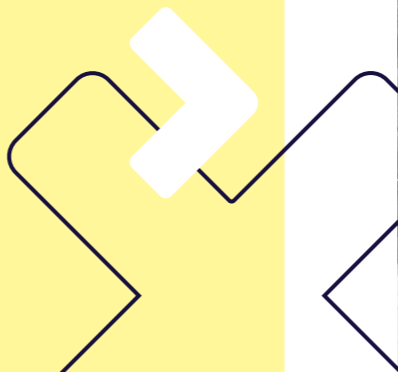


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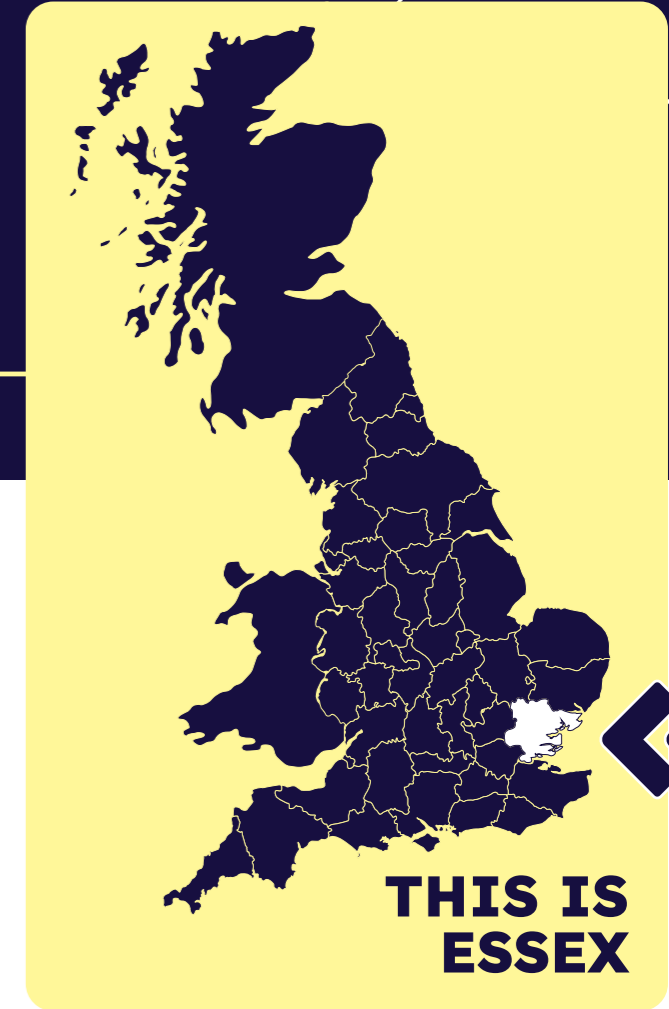
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**ESSEX: OPEN FOR INVESTMENT.
READY FOR THE EXTRAORDINARY.**



ESSEX: AN EMERGING POWERHOUSE OF THE UK’S TECH AND AI ECONOMY



Greater Essex is rapidly establishing itself as one of the UK’s most significant digital powerhouses, driven by heavyweight global tech investment.

Microsoft is at the forefront, delivering the UK’s largest supercomputer at Nscale’s new Loughton data centre as part of a \$15 billion commitment to AI infrastructure. Powered by more than 23,000 NVIDIA GPUs the development positions Essex at the centre of the UK’s AI capability. Google is reinforcing this momentum with its own major new data centre at North Weald Airfield in Epping Forest, creating 780 jobs and injecting around £320 million a year into the UK economy.

These global players sit alongside a wave of transformative digital infrastructure projects across the region. Among them is the £1.3 billion Wickford AI data centre, 27,000m² of high-capacity space that will create hundreds of skilled jobs and cement Basildon as a key national hub for AI and data-driven industries.



Together, investments from world-leading brands such as Microsoft, Google, NVIDIA, and major developers like Nscale and Caineal are accelerating Greater Essex's emergence as a strategic centre for AI, cloud computing and advanced digital services.

FOR INVESTORS AND INNOVATORS, THE SIGNAL IS CLEAR: **GREATER ESSEX IS BECOMING ONE OF THE UK'S MOST EXCITING LOCATIONS TO BUILD, SCALE AND POWER THE FUTURE OF ADVANCED TECHNOLOGY.**

This momentum is boosted by the success of tech-driven firms linked to the county.

A standout example is Accelerant, the fast-growing, data-led insurance marketplace with its EU and UK base in Colchester. Its recent \$724 million US IPO shows strong global demand for digital-first business models. Backed by Eldridge, Altamont Capital and Barings, and supported in its New York Stock Exchange debut by Morgan Stanley and Goldman Sachs, Accelerant processed \$3.5 billion in premiums in the year to March 2025, highlighting the rising need for intelligent, data-powered risk platforms and the scale of opportunity across Greater Essex.

Essex's tech innovation is nothing new. Its digital heritage stretches back to 1898, when Guglielmo Marconi established the world's first purpose-built wireless factory in Chelmsford, the birthplace of radio, broadcasting, telecommunications and early mobile technology. That legacy continues today. Marconi's operations evolved into BAE Systems' AI Labs and Leonardo's defence electronics activities. Essex has long demonstrated the ability to take frontier technologies and scale them into nationally significant industries.

This engineering pedigree underpins a diverse, increasingly sophisticated Tech and AI ecosystem. Hyperscale compute is anchored by Kao Data's high-performance facilities in Harlow, designed specifically for AI and advanced computing workloads. Chelmsford's precision electronics expertise continues through Teledyne e2v, supplying imaging and sensor technologies used in global aerospace and defence sectors. Alongside global operators such as Google, Microsoft, Nscale and Nvidia sits a thriving tech sector spanning software, cybersecurity, cloud services and digital engineering, part of a wider base of more than 5,000 telecoms and digital firms across Essex. The result is a mature ecosystem where world-class compute, advanced infrastructure and deep technical capability align to support the UK's next wave of AI-driven growth.

Essex offers a rare combination of technical depth, infrastructure strength, digital heritage and growing market demand. Its AI and data-driven capabilities are expanding rapidly - making Greater Essex a region uniquely positioned to power the UK's next generation of digital innovation.

ESSEX IS OPEN FOR INVESTMENT, BUILT ON INNOVATION, AND READY FOR THE EXTRAORDINARY.



ESSEX'S TECH AND AI SECTOR AT A GLANCE

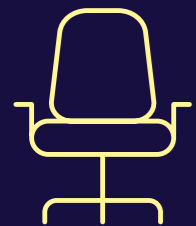
SIGNIFICANT TECH AND AI INVESTMENTS

- **£2 BILLION Nscale** Loughton AI supercomputer campus (opening 2026)
- **Kao Data's** Harlow AI and HPC campus, powered by 40MW of 100% renewable energy
- **Google's** North Weald hyperscale expansion - set to generate £79 million a year for the local economy
- **Caineal's £1.3 BILLION** data centre development at Wickford



A STRONG TALENT ENGINE POWERING INNOVATION

Essex supports a digital workforce of around **27,000 PROFESSIONALS**, anchored by over **3000 TECH AND AI BUSINESSES** spanning AI, software, data, cloud and digital services contributing to **£2.63 BILLION GVA**.



GRADE A OFFICE RENTS
AT £23.50-£28/SQ FT
(VS LONDON'S £40-£80)

Combined with **median digital salaries of £37,500-£38,000** and industrial rents averaging £15/sq ft, Essex offers a clear **cost-efficiency advantage**.

*Average figures based on 2026 commercial office data

SECTOR PAY:
£25K-£45K EARLY-CAREER TALENT* |
£40K-£70K MID-LEVEL |
£55K-£120K SENIOR |

Providing a commercially efficient, scalable talent base without London-level wage inflation.

* Average figures based on 2026 local job salaries

363,000

RESIDENTS QUALIFIED TO **RQF LEVEL 4+**

A deep reservoir of **technical and professional skills** supporting energy, advanced manufacturing and innovation industries.



88%

GIGABIT BROADBAND COVERAGE ACROSS ESSEX

A **digitally connected region** supporting data-intensive energy technologies and smart-infrastructure solutions.



94,000

BUSINESSES ACROSS ALL SECTORS

AI and tech companies can deploy solutions across: advanced manufacturing, logistics, construction and retrofit, energy, healthcare and life sciences, retail and e-commerce, agri-tech, and more.

Essex allows companies to drive productivity, automation and smarter decision-making at scale.

UNRIVALLED CONNECTIVITY

Essex provides access to the UK's leading Tech and AI epicentre, with fast, direct access to London's tech, fintech, and creative economies.

➤ INTEGRATED ROAD AND RAIL NETWORK SUPPORTING BUSINESS MOBILITY

Essex's strategic transport corridors make movement of people and services easy, helping tech companies run flexible, hybrid teams while staying connected to customers, partners, and national markets.



➤ TWO INTERNATIONAL AIRPORTS (STANSTED AND SOUTHEND)

Direct rail links to both airports offer quick, easy access to European and global destinations, helping internationally connected teams, overseas clients, investors, and fast business travel.

➤ DESIGNED AROUND PEOPLE, DATA AND SPEED

Essex's connectivity prioritises what AI and Tech businesses value most - access to talent, ideas, capital and markets.

HOME TO THE REMARKABLE

Essex offers something rare – unrivalled connectivity, first-wave AI infrastructure, a ready-made delivery ecosystem, and frontier R&D that turns innovation into production-ready solutions.

➤ Connectivity that powers innovation

Essex's location converts its scale into a powerful competitive advantage, placing businesses at the heart of a region where connectivity directly fuels growth. A 45-minute corridor to London connects businesses instantly to major customers and markets across finance, healthcare, corporate services and the public sector, industries driving the UK's fastest adoption of AI and digital transformation. At the same time, London Gateway, Harwich and Felixstowe provide direct access to European supply chains, while Stansted and Southend airports link firms to international clients.

➤ This mix of proximity, multimodal transport and global reach gives Essex a logistical footprint rarely matched by other UK tech locations.

For Tech and AI companies, Essex delivers the best of all worlds: London reach, European connectivity and national delivery from a single, cost-efficient base. This is strengthened significantly by its role in the UK's first wave of AI-compute and hyperscale expansion. Together, these strengths create a highly scalable, market-ready environment where tech and AI innovators can operate, expand and compete on a global stage.

➤ Digital infrastructure at scale

Flagship developments - including the Nscale - Microsoft supercomputing campus in Loughton, Google's approved North Weald data centre, and the ongoing growth of Kao Data in Harlow - give organisations early access to sovereign-grade compute and high-density infrastructure, removing barriers to large-scale model training, inference and data-intensive workloads.

These assets sit on top of an operational environment that is already market-ready. Major employment zones deliver extensive full-fibre and gigabit coverage with 88% average broadband coverage across the county. This is complemented by 5G and Internet of Things (IoT) networks that enable smart-factory automation, digital twins and real-time monitoring.



Energy resilience is strengthened by the £116 million Warley substation upgrade, adding 445 MW of capacity and increasing access to low-carbon electricity in 2026.

New developments, such as Five Estuaries Wind Farm, 1,080 MW, and North Falls Offshore Wind Farm, 100 MW, will provide additional renewable capacity. As a result, Essex is compute-ready, energy-secure and latency-close to London, allowing AI, cloud and data-driven operations to scale without grid constraints.



➤ An ecosystem built to perform

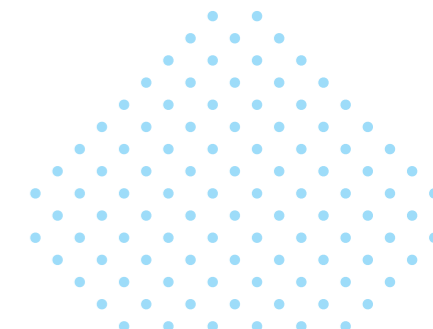
Essex offers an ecosystem which is ready from day one. A 27,000-strong digital workforce covers AI engineering, software development, cybersecurity, data science and cloud architecture, supported by more than 3,100 IT and programming firms able to integrate, deliver and maintain solutions across industries.

➤ Global engineering anchors like Teledyne e2v, Leonardo and BAE Systems Applied Intelligence provide deep specialist capability, established supply chains and access to high-assurance markets in aerospace, defence and national infrastructure.

Together, they create an unusually robust supply chain for mission-critical AI, from computer vision and sensing to secure-by-design architectures.

Frontier technology is embedded into the region's innovation fabric. The University of Essex provides nationally recognised strengths in AI, brain-computer interfaces, robotics and advanced communications, and is active in quantum-secure communications through AirQKD and QAssure. Meanwhile, the QuiLT project, delivered with Micron Semiconductor and Powerlase, is advancing quantum-emission and photonic entanglement technologies, laying the groundwork for future photonic quantum processors and quantum-enhanced AI.

For firms building next-generation products, Essex offers frontier R&D alongside talent, infrastructure and buyers, accelerating the journey from prototype to scaled deployment.



ESSEX - AN EMERGING TECH AND AI POWERHOUSE

Basildon: Enterprise scale and operational excellence

Basildon is a place where technology businesses scale efficiently. It hosts 3,150 AI employees, 26.9% of Essex's total, and 3,400 tech employees, 22.4%. It generates £280 million in AI GVA, or 25.9% of Essex's AI output.

With a 63,000-strong full-time workforce, the district provides the labour density needed for large operations. It also offers 93.05% gigabit connectivity, sits just 32 miles from London for same-day service access, and is only 13 minutes from Thames Freeport, giving firms customs and tax advantages. More than 1,800 manufacturing and tech businesses create a strong local supply chain.

This maturity is why Basildon works - supply chains function smoothly, talent is established, and customer relationships are already in place.

A managed services or enterprise IT firm can find 50 plus suitable hires locally, secure modern office space at around £23.50 per sq ft, and serve London's major markets, dealerships, healthcare providers and professional services, without paying London costs.



Chelmsford: Innovation and digital-first positioning

Chelmsford is Essex's leading centre for innovation, software development and AI research. It supports 2,275 AI employees, 19.4% of the county total, and 3,175 tech employees, 20.9%, generating £334 million in AI GVA - the highest share in Essex, 30.8%. Its digital infrastructure is a major strength, with 85.99% full-fibre and 95.95% gigabit coverage, the best in the county.

Chelmsford also benefits from strong talent density, with 53,300 residents qualified at degree level (RQF4+) and a steady pipeline from local universities.

The University of Essex produces 100 to 150 computing and electronics graduates annually, Anglia Ruskin adds 150 to 200 engineering graduates, and vocational routes supply 300 to 400 digital apprentices each year.

Anglia Ruskin University's Arise Innovation Hub provides support for businesses specialising in the health, performance and wellbeing sectors, helping cultivate innovation and a high-growth culture. This is reflected in market recognition, with nine Chelmsford-based companies featured in Essex Growth Agency's Tech 50 2026, underscoring the city's reputation as a centre of sustained innovation. Competitive office rents of around £28 per square foot, combined with strong infrastructure and university proximity, make Chelmsford the preferred location for AI development teams, fintech, software innovation and venture-backed firms.



Epping Forest: A digital-innovation district

Epping Forest is emerging as a leading centre for digital innovation, public-sector transformation, connectivity programmes and health-tech development, driven by its leadership of the Essex + Herts Digital Innovation Zone (DIZ).

Co-founded and led by Epping Forest District Council, the DIZ is one of the UK's best-known place-based digital-innovation partnerships, covering 500,000 residents and 35,000+ businesses across west Essex and east Hertfordshire.

The partnership has delivered full-fibre connectivity for GP practices across five districts, digital-inclusion programmes, and health-data pilots, including improved information-flow systems for ambulance and emergency services.

For AI firms working in civic tech, digital health, data sharing or public-sector transformation, Epping Forest offers a unique testbed shaped by strong multi-agency collaboration and active local-service partnerships.



Harlow: The Tech and AI growth accelerator district

Harlow is quickly becoming one of Essex's most important hubs for AI and digital technology. The district already employs 3,000 to 4,000 people in advanced engineering and tech roles, with numbers expected to exceed 5,000 in the coming years. This growth sits within a wider plan to create 23,000 new jobs by 2045, giving Tech and AI firms a strong pipeline of sector-ready talent and a surrounding base of industries that demand automation, data-driven tools and decision-support technologies.

At the heart of this momentum is Harlow Innovation Park, designated in 2024 as one of the UK's key technology hubs. It offers flexible workspace, R&D facilities and a growing cluster of firms in data analytics, health innovation, engineering and digital product development. The district is further strengthened by major public-sector investment, including the £800 million redevelopment of Princess Alexandra Hospital, a next-generation, net-zero healthcare facility that creates real opportunities for AI firms working in diagnostics, workflow automation and predictive modelling.

Harlow's strongest advantage is its skills infrastructure. The £11 million Harlow Advanced Manufacturing and Engineering Centre (HAMEC) delivers applied training in automation, robotics and digital manufacturing.

Positioned within the UK Innovation Corridor between London and Cambridge, Harlow draws on a deep concentration of engineering and technology talent. For AI businesses needing practical, technically literate staff who understand systems integration and real-world problem-solving, Harlow offers a workforce that is both aligned and ready to support growth.

Colchester: A strengthening digital hub with growing AI potential

► Colchester is one of Essex's strongest locations for Tech and AI expansion, combining digital-ready infrastructure, a creative and tech-focused economy, and direct access to high-quality talent.

The city has become a regional digital powerhouse, supported by a city-wide gigabit fibre network with direct links to Telehouse London, giving businesses fast, low-latency access to cloud services. Colchester is also rolling out the UK's first Local Authority-owned 5G network, opening new possibilities for AI, IoT and smart-city applications.

The ecosystem is anchored by the University of Essex, a national leader in AI, data science, cyber security, robotics and advanced communications.

A steady stream of graduates, supplemented by the Digital Skills Hub and local training providers, gives firms access to skilled talent without London-level salary pressures.

► This trajectory is strengthened by the city's regeneration programme, including the newly opened £6.25 million Digital Forum, which offers flexible workspace, 10GB connectivity and a dedicated base for fast-growth digital and creative firms.

Together with the Innovation Centre at the University of Essex's Knowledge Gateway, which provides startup incubation, mentorship and research partnerships, and creative studios across the city, Colchester provides a strong physical cluster for startups, scale-ups and innovation-driven companies.



Image © Kao Data

STUDIES IN INNOVATION

► Digital infrastructure solutions

Kao Data, Harlow

Kao Data is a national anchor for AI-ready digital infrastructure, operating one of the UK's most advanced data centre campuses at the Harlow Enterprise Zone.

The data centre is home to NVIDIA's Cambridge-1 deployment, formerly the UK's fastest supercomputer and now part of their DGX-Cloud offering. Kao Data's presence demonstrates Essex's ability to host strategically critical, capital-intensive infrastructure at national scale, while its partnership with Orca Computing to trial quantum computing within data-centre environments further positions Harlow and Essex as a testbed for next-generation digital technologies. Together, this cements Essex's role as a national leader in AI infrastructure, attracting global technology partners and long-term investment linked to AI and life-sciences growth. Kao Data provides strong grid connectivity, planning certainty and collaboration with global technology firms critical to delivery, supported by Essex's wider digital infrastructure ecosystem.

► Unique and impactful partnerships

The Digital Innovation Zone (DIZ), Harlow, Epping Forest, Uttlesford and East Hertfordshire

The DIZ is a nationally significant collaboration focused on applied AI and digital health innovation, bringing together local authorities, NHS partners and universities to deploy AI-enabled solutions in real-world health and care settings.

Backed by Innovate UK funding, the DIZ is piloting technologies such as remote patient monitoring and predictive care models, translating research into practical deployment to address demographic pressures and service challenges. Operating across administrative boundaries, the initiative demonstrates Essex's ability to convene complex, cross-system partnerships and move rapidly from innovation to implementation, positioning the area as a leader in applied health innovation aligned with national health priorities.

➤ **Start up making waves**

Merlin Cloud, Colchester

Merlin Cloud is an AI-powered retail analytics and engagement platform that helps brands to optimise physical stores and digital presence in one place. Based in Colchester and supported by its parent company &Element, the platform has been co-developed and validated in partnership with major global brands such as Samsung, Meta and Philips, allowing the system to be tested and refined in live retail environments. Its close collaboration with the University of Essex, including a Knowledge Transfer Partnership advancing AI-driven predictive analytics and behavioural insight, has been instrumental in accelerating innovation and strengthening the platform's technical foundation. Merlin Cloud's rapid progress and commercial impact earned it a place in the Startups 100 Index for 2026, recognising it as one of the UK's most promising emerging businesses.

➤ **Smart Infrastructure Deployment**

Digital Essex & Connexin

Digital Essex is partnering with smart-infrastructure specialist Connexin to deploy a countywide LoRaWAN® network, creating a scalable platform for data-driven innovation. The rollout uses existing assets to minimise cost and disruption, accelerating delivery of secure, low-power connectivity for sensors and smart devices.

This infrastructure unlocks commercial opportunities across energy management, environmental monitoring, agriculture, mobility and public-service optimisation. By establishing a privacy-safe, future-ready network, Essex is creating the conditions for rapid adoption of IoT solutions and strengthening its position as a competitive location for technology investment.

➤ **Innovative InsurTech solutions**

Arma Karma, Colchester

Arma Karma is a company founded by University of Essex graduates and based in Essex, showcasing the county's ability to generate agile, globally competitive digital businesses from academic roots.

The company develops flexible, subscription-based insurance products powered by data-driven algorithms, applying AI to redesign traditional financial services with more responsive, personalised and scalable models. Arma Karma reflects Essex's combined strengths in AI talent, university-led innovation and access to national-scale digital infrastructure, demonstrating the county's capacity to support early-stage AI ventures emerging from academia and scaling toward national and international markets.

➤ **Gaming excellence through creative tech**

Dlala Studios, Braintree

Dlala Studios is a globally recognised games development studio operating at the highest international standards, with a client portfolio that includes major publishers such as Disney and Microsoft.

From its Essex base, the studio has successfully scaled to serve global markets while benefiting from access to highly skilled creative and technical talent at a more competitive cost base than London. Dlala Studios' success highlights Essex's growing reputation in games development, immersive media and creative technologies, demonstrating the county's ability to support export-led DigiTech and Creative tech businesses where digital innovation and creative production converge.

➤ **Defence and cyber**

Teledyne e2v, Leonard Electronics and BAE Systems

Essex hosts globally recognised engineering and advanced technology companies. Teledyne e2v in Chelmsford leads globally in precision imaging sensors for aerospace and space. Leonardo Electronics in Basildon specialises in defence electro optics, thermal imaging and secure communications. BAE Systems Applied Intelligence, based at the historic Marconi campus in Chelmsford, develops advanced digital and AI enabled capabilities.



➤ **Global leading DigiTech**

Creative Technology, Chelmsford

Creative Technology is a global leader in live event and audiovisual solutions, delivering high-specification technology for international clients across sport, music, corporate events and broadcast production.

Operating from Essex, the company supports complex, technology-intensive projects worldwide, drawing on a highly skilled workforce and strong national and international connectivity. Its success reinforces Essex's reputation as a base for world-class DigiTech and production technology firms, demonstrating the county's ability to support scalable, export-led businesses serving global creative, media and live-event markets.

➤ **Net Zero and low carbon tech excellence**

KleanDrive, Maldon

KleanDrive, based in Maldon, develops advanced modular electric drivetrains that digitally transform diesel buses, HGVs and other commercial vehicles into fully electric, zero-emission fleets.

By replacing combustion engines with its proprietary e-powertrain technology, the company uses digital innovation to cut emissions, extend vehicle lifecycles and make fleet decarbonisation more affordable. This tech-driven approach supports wider environmental goals by enabling transport operators to transition quickly and cost-effectively to cleaner mobility solutions.

➤ **Data driven health care**

Vibe Agency, Chelmsford

Vibe Agency, a Chelmsford-based digital innovation company, specialises in building bespoke web applications, digital platforms and AI-powered solutions that help organisations streamline operations and scale efficiently.

Operating from the Arise Innovation Hub on Anglia Ruskin University's Chelmsford campus, the company benefits from a collaborative environment that brings together academics, researchers, and entrepreneurs, offering access to university facilities, high-speed broadband, flexible workspace and regular networking opportunities that support business growth. This supportive ecosystem has helped Vibe Agency strengthen its technical capabilities, expand its client base across sectors such as healthcare and education, and continue contributing to Essex's rapidly growing tech landscape.



SUPPORT FROM DAY ONE: INSTANT ACCESS AND SUPPORT FOR TECH AND AI BUSINESSES

Essex gives new businesses immediate access to a connected ecosystem of talent, partners and support, making it easier to establish, scale and innovate from day one.

➤ **Extraordinary Essex**

The team offers soft-landing services, guidance and ongoing support to international and UK-based businesses, as well as investors.

➤ **Universities and skills**

The University of Essex, Anglia Ruskin University, Harlow Advanced Manufacturing and Engineering Centre, Colchester Institute and Chelmsford College provide industry-aligned skills, apprenticeships and R&D support - giving incoming businesses an instant talent and innovation pipeline.

➤ **Spaces designed to cultivate growth**

Essex businesses benefit from extensive digital support through initiatives such as Colbea's new Digital Forum in Colchester which provide high-quality coworking space, advanced digital infrastructure, expert business advice and training programmes.

➤ **Angels@Essex**

A platform that links angel investors to entrepreneurs with innovative ideas, with a focus on industries at the forefront of innovation such as science, technology, low carbon design and manufacturing, machine learning, AI, VR, and creative digital.

➤ **Essex Chambers of Commerce and Industry**

The chamber promotes, supports, and advocates for local business interests, offering everything from networking events to international trade support.

➤ **Government and regulation**

Essex County Council offers clear routes through business support, introductions, incentives and networking opportunities, including the expanding Essex Tech ecosystem, helping firms integrate quickly into the county's Tech and AI landscape.

ESSEX: OPEN FOR INVESTMENT. READY FOR THE EXTRAORDINARY.

Essex sits on England’s east coast where the Thames Estuary meets the North Sea — a position that has shaped its identity as one of the country’s most important gateways to global trade.

The county is a diverse mix of places: Chelmsford as the administrative and commercial centre; Colchester with its university and historic importance; Basildon and Harlow with strong industrial and technology strengths; and Southend-on-Sea as a dynamic coastal city. Together, they create one of the largest and best-connected regions in the East of England.

Greater Essex has 1.93 million residents, including 1.17 million of working age. Its economy supports 878,000 jobs, over 94,000 businesses, and generates £54.8 billion in annual GVA, roughly 27% of the East of England’s total economy.



1.93 MILLION RESIDENTS



**878,000 JOBS
94,000 BUSINESSES**



**GENERATES £54.8BN
IN ANNUAL GVA**

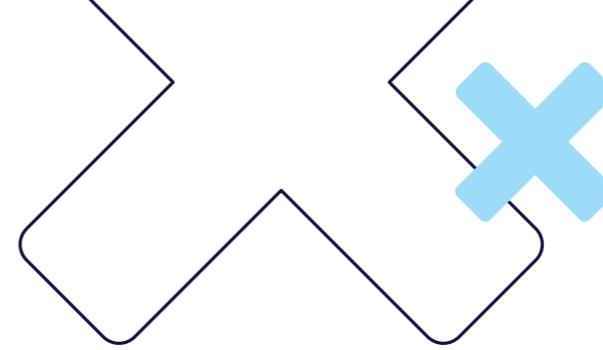
Essex is entering a major period of long-term investment, with new infrastructure, housing and economic projects shaping its future.

Road and rail upgrades, including improvements to the A12, A13, A127 and M11, are strengthening connectivity. Stansted Airport’s expansion will grow passenger capacity and aviation jobs, while Thames Freeport is creating new opportunities in energy, logistics and modern manufacturing. New garden communities and mixed-use developments are being planned with employment land, digital infrastructure and community facilities from the outset.

Coastal areas are preparing for significant offshore wind and low-carbon energy growth, including new port-based energy projects around Harwich and the Tendring coast. Towns such as Harlow, Colchester, Chelmsford, Basildon and Braintree are undergoing major regeneration focused on skills, technology, mobility and town-centre renewal. Key projects include the £250 million Bathside Bay sustainable energy hub, expected to create up to 3,500 jobs, and new employment sites in Tendring and Colchester to support industrial and clean-growth sectors.

Greater Essex is planning for strong economic and job growth, with up to 50,000 new roles expected by 2030. Expanded gigabit broadband coverage, already at 88.47% and growing, is enabling technology-driven business models and AI-focused innovation. These developments strengthen Essex’s long-term growth as it modernises infrastructure, expands housing and supports the next generation of industries.

**ESSEX IS OPEN FOR INVESTMENT
— AND READY FOR THE
EXTRAORDINARY.**



A PLACE TO THRIVE & GROW

Essex offers a standout quality of life by blending coastal freedom, countryside calm and city convenience - all within easy reach of London and at far better value. With more than 350 miles of coastline, residents enjoy big skies, clean beaches, tidal islands and nature-rich estuaries that create effortless weekend escapes. Award-winning beaches along the Essex Sunshine Coast and Southend ensure safe, clean and well-kept shoreline experiences year-round.

Inland, the county opens into rolling landscapes like the Dedham Vale National Landscape, or Constable Country, where riverside walks, cycling routes and characterful villages set the tone for slow, scenic living. Essex takes green space seriously, with a long list of Green Flag parks, from Cudmore Grove and Thorndon to Chelmsford’s remarkable collection of 17 award-winning parks and the iconic Epping Forest.



Life here is family-friendly and full of easy days out, whether visiting Colchester Zoo, exploring Norman and Roman history at Colchester Castle, wandering RHS Hyde Hall or enjoying classic seaside fun at Adventure Island. And the food culture is quietly exceptional, from Mersea’s famed native oysters and the iconic Maldon Salt, to the emerging Crouch Valley wine region, now known for some of England’s most exciting still wines.

What Essex ultimately offers is room to breathe - more coast, more green space, more flavour and more home for your money. It’s a place where the lifestyle begins the moment you arrive, shaped by light, landscape and a sense of ease that’s uniquely its own.



EXTRAORDINARY ESSEX

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