

EXTRAORDINARY  
**ESSEX**

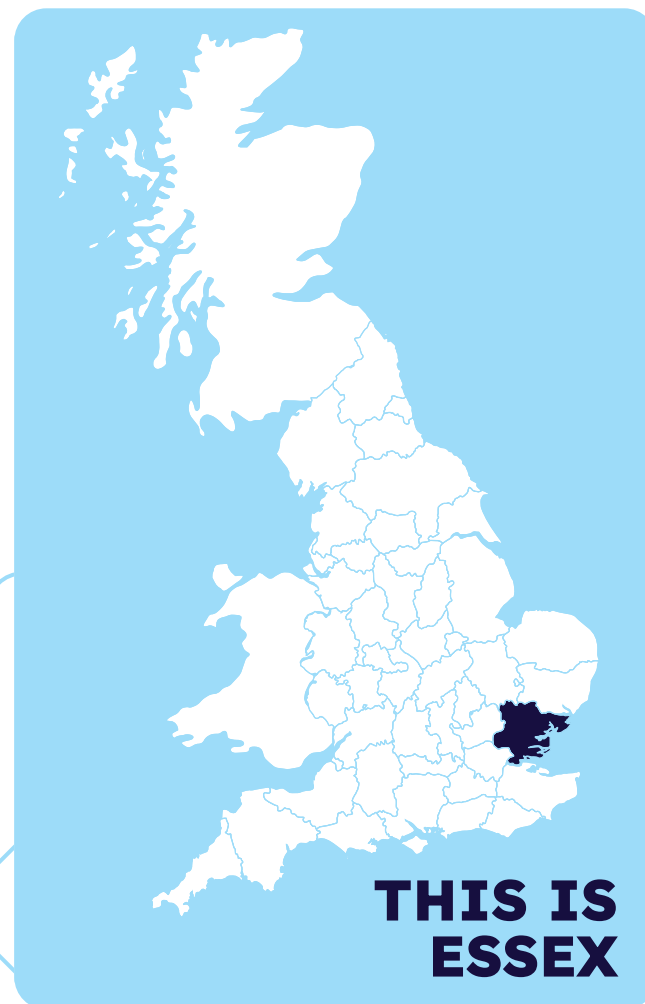
ESSEX: OPEN FOR INVESTMENT  
READY FOR THE EXTRAORDINARY.



# INVEST IN GREATER ESSEX: 2026 INVESTMENT PROSPECTUS

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# WELCOME TO ESSEX

## GREATER ESSEX IS A PLACE BUILT ON AMBITION.

For generations, this county has powered enterprise, innovation, and national prosperity. Today, that legacy is evolving into something even more dynamic. We stand at the centre of a fast-changing economic landscape, and we are determined that Greater Essex will shape the future with confidence, creativity, and purpose.

Our ambition is clear – to make Greater Essex an even greater economic powerhouse. With its strategic location as the only county in the UK with two international airports – London Stansted and London Southend – and two Freeports – Thames Freeport and Freeport East – a thriving £55 billion economy, and unrivalled connectivity to London, global markets and world-class research centres, Greater Essex is already one of the country’s most dynamic investment destinations. But the real story is the scale of what comes next.

What truly sets Greater Essex apart is our commitment to creating the conditions where businesses can thrive, communities can prosper, and investors can succeed.

We are investing in skills, supporting innovation, strengthening connectivity, and working closely with partners across the public and private sectors to ensure that every opportunity is matched by delivery. This is a place where ambition is backed by action.

This document highlights just a fraction of what is possible. It showcases projects that are ready for investment today, backed by strong fundamentals, aligned with our long-term strategy, and supported by a shared commitment to growth.

Greater Essex is moving with purpose. The momentum is real, the partnerships are strong, and the opportunities are extraordinary. We are fully committed to supporting investors who share our ambition and want to help shape the next chapter of this county’s story.

Our county is open for business. The future is being built here. And we invite you to build it with us.



**Councillor Peter Harris,**  
Leader of Essex County Council



**Councillor Daniel Cowan,**  
Leader of Southend-on-Sea City Council



**Councillor Richard Bingley,**  
Leader of Thurrock Council

## GREATER ESSEX IS ENTERING A NEW ERA OF POSSIBILITY.

Positioned between London, Cambridge and global markets, the county is becoming a magnet for investors who want to be part of the UK's next major economic success story. This is a place where world-class research meets industrial capability, where infrastructure unlocks new frontiers, and where ambition is matched by delivery.

Our momentum is undeniable. As the sixth-fastest growing economy in the UK, Greater Essex is powered by strategic assets that few regions can match: two international airports and two freeports, underpinning its role as a gateway for trade, logistics and innovation. Together with the Lower Thames Crossing, these strategic assets have already secured over £11 billion of committed investment. The county is set up with the platform for accelerated growth across advanced manufacturing, energy, digital industries, and next-generation logistics.

Crucially, this progress is being driven by the strength of public-private collaboration. Businesses, local authorities and investors are working together to unlock sites, accelerate infrastructure and bring forward investment-ready opportunities. This partnership model is turning strategic ambition into tangible delivery and long-term economic value.

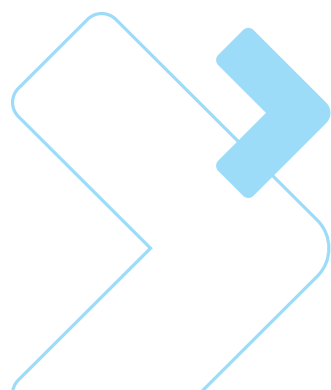
But the real story is what comes next. Greater Essex is scaling at pace. New clusters emerging, new partnerships forming, and new investment opportunities coming to market. The county's ambition is bold - to become one of the UK's most dynamic, future-focused economies, defined by innovation, powered by unrivalled connectivity, and driven by global reach.

This prospectus showcases just a selection of the investment-ready opportunities now available. Projects that demonstrate the depth of our pipeline, the strength of our sectors, and the scale of our vision.

The future is already taking shape here. The foundations are laid, the energy is rising, and the window of opportunity is wide open. Now is the moment to invest in Greater Essex.



**Julia Gregory,**  
Chair of the Greater Essex  
Business Board



## WHY ESSEX?

Greater 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 brings together a rich variety of places — from administrative and commercial centres to historic and academically renowned cities, alongside towns with strong industrial and technological capabilities and vibrant coastal communities. 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,**

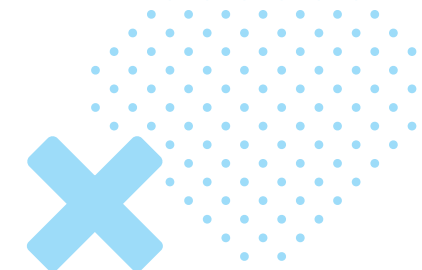


and generates

**£54.8 BILLION  
IN ANNUAL GVA, ROUGHLY**



**27%  
OF THE EAST OF  
ENGLAND'S  
TOTAL  
ECONOMY.**



With more than 10 Nationally Significant Infrastructure Projects impacting the region, Greater Essex is entering a transformational period of long-term investment. Landmark schemes including the Lower Thames Crossing, M25 Junction 28 upgrade, Longfield Solar Farm, and major offshore wind and energy infrastructure projects are helping to unlock new infrastructure, housing, business growth and supply chain opportunities, shaping the future of one of the UK's fastest-evolving economies.

Road upgrades, including improvements to the A12, A127 and M11, are strengthening connectivity. Rail freight networks link the UK to global markets, with further potential to build out this capacity. Stansted Airport's expansion will grow passenger capacity and aviation jobs, while the county's two Freeports — Freeport East and Thames Freeport — are 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 and cities such as Harlow, Colchester, Chelmsford, Basildon, Thurrock and Southend are undergoing major regeneration focused on skills, technology, mobility and town centre renewal.

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.

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

## A PLACE TO THRIVE & GROW

Greater 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. Greater 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. Its landscapes are complemented by an array of historic market towns and bustling cities — from Maldon's maritime heritage and saltwater estuary views to busy city centres offering modern convenience — providing culture, community and a strong sense of place woven into everyday life.

Image © Visit Essex



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 Southend's 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 Greater 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.

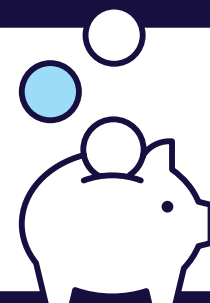
Image © Visit Essex



# GREATER ESSEX'S ECONOMY IN NUMBERS



**1.93 MILLION**  
RESIDENTS



**£54.8BN**  
ANNUAL  
GVA

**94,000**  
BUSINESSES



**878,000**  
JOBS



**363,000**

RESIDENTS QUALIFIED  
TO **RQF LEVEL 4+**

**250 TO 350** ENGINEERING/  
TECHNICAL GRADUATES  
ANNUALLY AND 300 TO 400  
APPRENTICES PER YEAR

**17,710**

APPRENTICESHIP  
STARTS ACROSS  
GREATER  
ESSEX



UK'S LARGEST **GARDEN**  
**COMMUNITY** PROGRAMME

**24,000 HOMES**

TO MID 2030s



**88%**

**GIGABIT BROADBAND**  
COVERAGE ACROSS  
GREATER ESSEX

**1,038MW**

OF **OPERATIONAL**  
RENEWABLE  
GENERATION



# SECTOR FOCUS

## ADVANCED MANUFACTURING

Greater Essex has been a pillar of British manufacturing for more than a century, with a reputation built on precision engineering, aerospace components, high-reliability electronics, advanced materials and, today, next-generation digital production. This history of strength and innovation is very much alive today in a modern ecosystem of global Original Equipment Manufacturers (OEMs), specialist suppliers and highly skilled technicians who continue to support national and international supply chains. The county combines deep industrial know-how with strong connectivity to London, major ports and airports, giving manufacturers the space, skills and access needed to scale modern production.



**£4.57bn GVA**



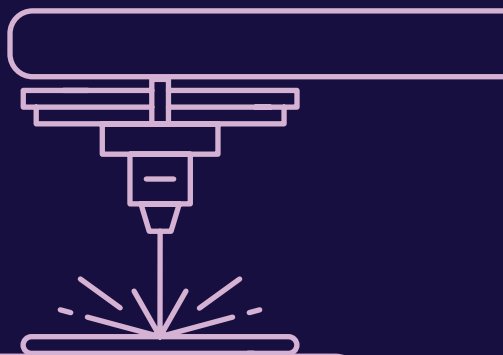
**22,000 WORKERS**



**1,315 BUSINESSES**

### TELEDYNE E2V

A world-leading centre for advanced RF power, vacuum electronics and space technologies, Teledyne e2v's Chelmsford facility develops and manufactures mission-critical products used in healthcare, aerospace, defence and international satellite programmes. Its work showcases Greater Essex's strength in high-value, R&D-intensive manufacturing, combining cutting-edge engineering, specialist skills and exceptional standards of precision, reliability and performance.



## CONSTRUCTION & RETROFIT

Greater Essex has long been one of the UK's most dependable engines of construction — a county defined by its ability to deliver large-scale housing, major infrastructure and, increasingly, retrofit at the volumes demanded by the UK today. Its strength lies in continuity: decades of uninterrupted building, a resilient contractor base, and a workforce shaped by generations of technical craft and on-site experience. This foundation now powers a modern construction ecosystem capable of meeting both traditional development needs and the UK's accelerating decarbonisation agenda.



**£7.3bn GVA**



**63,000 WORKERS**



**14,440 BUSINESSES**



### BRITISH OFFSITE

Part of the Weston Group, British Offsite has expanded at Horizon 120 in Braintree to scale Modern Methods of Construction (MMC) through the production of prefabricated components. The facility supports faster, lower carbon and higher quality delivery for regional and national housebuilding markets. The investment has created more than 80 skilled jobs and strengthens Greater Essex's advanced construction manufacturing base, positioning the county as a hub for MMC adoption and industrialised construction.

## TECH & AI

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, 27,000m<sup>2</sup> 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 these world-leading brands and major developers are accelerating Greater Essex's emergence as a strategic centre for AI, cloud computing and advanced digital services.

 **£2.63bn GVA**

 **27,000 WORKERS**

 **3,000 BUSINESSES**

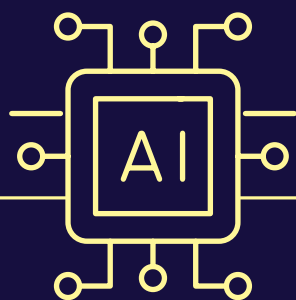


Image © Kao Data

### ➤ KAO DATA

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 Greater 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 Greater Essex as a testbed for next-generation digital technologies. Extraordinary Essex's aftercare service support helped spark the relationships which led to the successful Innovate UK grant bid for this trial. Together, these developments cement Greater Essex as a national leader in AI infrastructure, attracting global technology partners and long-term investment linked to AI growth and life sciences.

## ENERGY

Situated where the Thames Estuary meets the North Sea, Greater Essex has long been one of the UK's most important gateways for trade, innovation and talent. Greater Essex's coastal position has shaped both its economy and its identity, creating a region that looks outward, connects globally and consistently leads on the industries of the future. Today, this legacy is powering a new chapter: Greater Essex is emerging as one of the UK's most significant centres for energy production, technology and supply-chain growth.

 **£1.19bn GVA**

 **6,545 WORKERS**

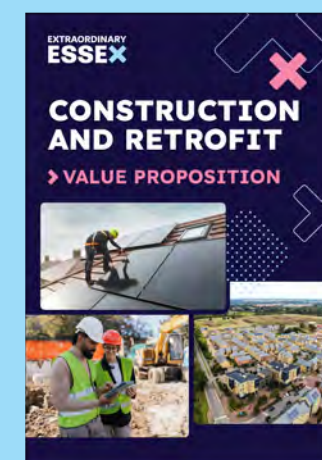
 **365 BUSINESSES**

### ➤ GÜLERMAK

Greater Essex has established itself as a preferred national location in utility-scale solar, proven through major projects that showcase the county's ability to deliver large-scale energy. Building on its strategic North Sea location and the success of schemes like Longfield Solar and developers like Push Energy, Gülermak Solar has invested in a 42 MW Hanningfield site, with construction due to begin shortly — further cementing Greater Essex's role in the UK's energy resilience. Extraordinary Essex supported Gülermak's move by coordinating with the Office for Foreign Investment Turkey and Chelmsford City Council's planning team. As part of our investor-aftercare offer, the inward investment team helped raise the company's profile — welcoming Gülermak as a key contributor to the Essex Energy Summit, connecting them with local networks and supply chains, and supporting their expansion into onsite Battery Energy Storage Systems.

## WANT TO EXPLORE GREATER ESSEX'S KEY SECTORS IN MORE DETAIL?

Find out more at the [Extraordinary Essex website](https://www.extraordinaryessex.co.uk).



# UNRIVALLED CONNECTIVITY

Greater Essex is a gateway to trade and investment, offering world-class, global connectivity.

The county is uniquely positioned at the heart of the UK's growth corridor with two international airports — London Stansted and London Southend — and two Freeports — Thames Freeport and Freeport East. Few locations offer such effortless links to London, Cambridge, the rest of the UK, Europe and global markets. Greater Essex's globally significant ports and logistics hubs contribute significantly to the backbone of the UK's supply chain network, giving businesses unrivalled access to the critical infrastructure that keeps regional, national and international trade moving.

Connectivity here is not simply about transport links or trade routes, it is about access. The region places customers, talent and opportunity right on the doorstep, providing seamless entry into London's internationally important markets and extending far beyond the capital through its airports and seaports. This direct reach into global networks positions Greater Essex as both a strategic gateway and a powerful launchpad for long-term, sustainable growth. For businesses and investors, Greater Essex provides seamless access to the customers, markets and opportunities which matter most, while also delivering the environment, experiences and quality of life that enable people, companies and ideas to thrive.



## INFRASTRUCTURE UNLOCKING GROWTH

### LONDON STANSTED AIRPORT

London Stansted Airport is the UK's third largest cargo airport, handling more than 220,000 tonnes of cargo annually, and the fourth-busiest passenger airport connecting to more than 200 destinations. Located just off the M11, it links directly to the A120, M25, and rail services to London Liverpool Street and Cambridge.

Owned by Manchester Airports Group (MAG), the airport has grown significantly over the past decade, with passenger numbers rising from 17.5 million (2013) to 30 million (2025). It is the largest single-site employer in the East of England, with 12,000 staff across 200 on-airport companies.

A £1.1 billion investment programme is now underway, including a one-third extension of the terminal to enhance the passenger experience. This programme is expected to double Stansted's economic contribution to £2 billion a year and increase annual passenger numbers to up to 51 million by 2040.

### LONDON SOUTHEND AIRPORT

London Southend Airport is a key international gateway for Greater Essex, serving Southend-on-Sea, Rochford and the wider region. Passenger numbers reached 720,000 in 2025, its busiest year since 2019. Its expanding route network includes major European locations, with 29 destinations available in 2026.

Located on the A127 with direct links to the A13 and M25, the airport offers fast road access across London and the South East. Its dedicated rail station, immediately beside the terminal, provides direct services to London Liverpool Street.

The airport's growth is driving employment and activity across aviation, tourism, hospitality and transport. Its blend of international routes, direct rail connectivity and strategic road access strengthens Greater Essex's position within the regional transport network, supporting business travel, tourism and economic growth.



Image © National Highways

### LOWER THAMES CROSSING

The Lower Thames Crossing is a major new road linking Kent and Greater Essex via a tunnel beneath the Thames. The £11 billion project forms part of the biggest upgrade to the UK's road network in a generation and is a critical element of the country's future transport infrastructure.

Delivered by National Highways, the project will utilise one machine to dig both the north and southbound tunnels, reducing emissions and costs without extending construction time. At least 20% of workers will come from the most impacted boroughs, including Thurrock, which will also gain a new Skills Hub. £1 in every £3 will be spent with SMEs, creating opportunities for businesses across Greater Essex.

The scheme received development consent in March 2025 and has secured government funding. Completion is expected in the early to mid-2030s.

# REGENERATION

Greater Essex is entering a new phase of ambitious regeneration, with many of its towns and cities set to be transformed through placemaking improvements, significant investment and housing growth.

Across the county, long-term programmes are reshaping high streets, unlocking new development sites and strengthening the infrastructure that underpins sustainable economic expansion.

From Canvey Island in Castle Point — now benefiting from £20 million in Government Pride in Place funding — to fast-growing districts such as Braintree, Uttlesford, Maldon and Epping, momentum is building.

## COLCHESTER

Economic growth is accelerating in Colchester following its award of city status in 2022.

With excellent transport links and a strong talent pipeline, the city is emerging as a dynamic centre for investment, culture and business expansion, supported by more than £40 million in government funding. The city is home to the University of Essex, bringing world-class research facilities, business incubation space and leading expertise in digital, AI and cyber.

Flagship city centre projects are reshaping Colchester's cultural identity, boosting tourism and improving accessibility. These include the £10.9 million restoration of Balmerne Water Tower (Jumbo), the £19.6 million transformation of St Botolph's Circus into a modern transport hub, and the £7 million St Botolph's Quarter

public realm scheme, creating new spaces for events, visitors and local businesses. The opening of the Digital Forum, a £6.25 million 5G-enabled creative and tech hub, has created new business and innovation space.

Beyond the city centre, the Heart of Greenstead project will also bring major investment to the Greenstead estate, revitalising community facilities and improving neighbourhood infrastructure.

Major retail and leisure developments continue to strengthen Colchester's offer, including Northern Gateway, Stane Retail Park, and the transformation of Minerva House into a mixed-use destination for retail, dining and commercial activity — reinforcing the city's position as one of the region's most investable urban centres.



Image © Essex Highways



## HARLOW

Harlow is undergoing extensive regeneration and rapid growth.

The Harlow and Gilston Garden Town project, supported by £1.3 billion in infrastructure, is expected to grow Harlow's population from around 85,000 to 140,000, with 23,000 homes added across Essex and Hertfordshire.

The town is improving transport links, with phase 1 of a Sustainable Transport Corridor complete, and a new £23.7 million bus interchange due in 2027.

The Harlow Regeneration Partnership is delivering major town centre redevelopment projects, including the transformation of Market Square and Market House into modern business, leisure and residential spaces.

Levelling Up funding is supporting a new Arts and Cultural Quarter, expanding Harlow Playhouse and creating mixed-use cultural facilities.

The regeneration of the town centre over the next 10 years is also being supported by £20 million through the Pride in Place programme, bringing the total amount of government funding secured to more than £60 million.

### UK HEALTH SECURITY AGENCY CAMPUS, HARLOW

Harlow is set to become the home of the UK Health Security Agency's (UKHSA) new headquarters in a move that will bring £3.8 billion of investment into the town and presents major opportunities for the local and wider economy.

Replacing UKHSA's facilities at Porton and Colindale, the new National Biosecurity Centre will become one of the world's largest health protection science centres, positioning Harlow as a national hub for health innovation.

The centre is expected to be operational from the mid-2030s, creating 2,750 jobs, alongside 1,600 construction jobs that will inject £28 million annually into the local economy during development.

## CHELMSFORD

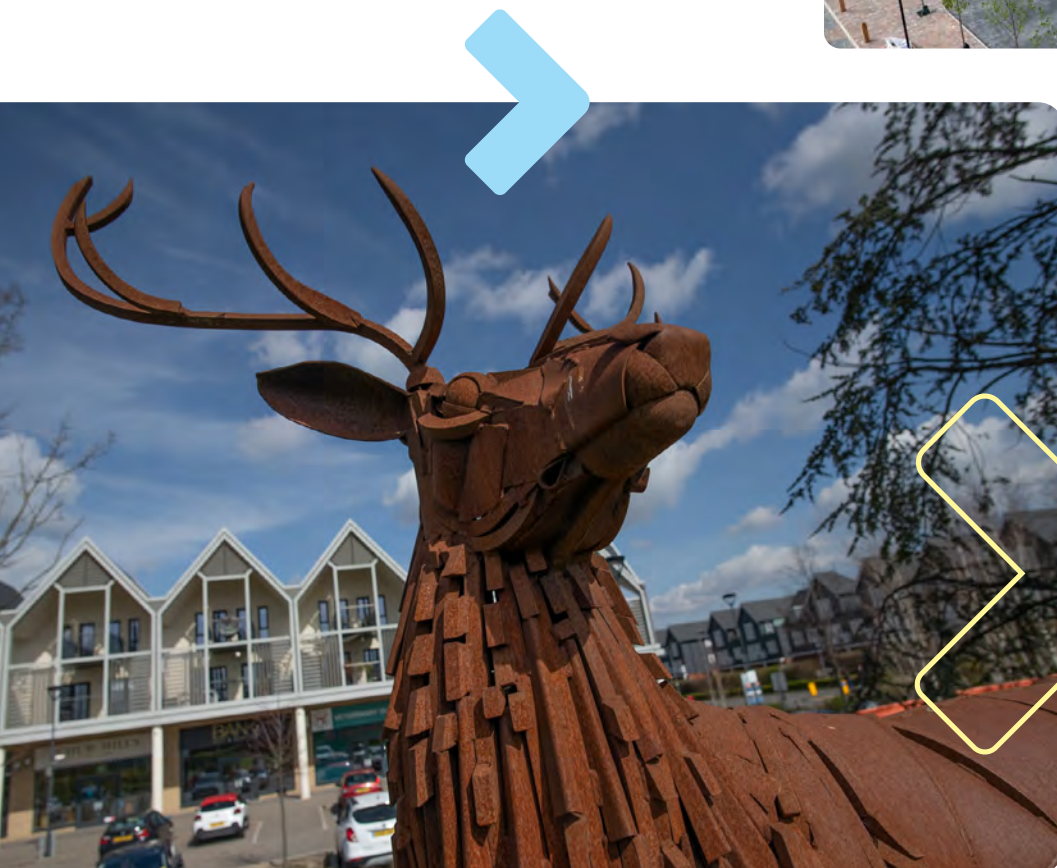
Major regeneration is transforming Chelmsford, centred on several strategic sites throughout the city.

Chelmer Waterside is a £250 million transformation of a former gas works site into a new waterfront neighbourhood delivering up to 1,000 homes, alongside flexible commercial space and a new public realm that opens up the riverside. Key infrastructure upgrades are already reshaping access to the area, with wider improvements planned through the Army and Navy Sustainable Transport Package. Taylor Wimpey has delivered more than 400 homes nearby, and relocation of the gas pressure system will complete in 2026.

To the north-east, Chelmsford Garden Community represents a long-term expansion of the city, supported by £218 million of Housing Infrastructure Fund investment. It will ultimately provide 10,600 homes, extensive green space, schools, employment land and innovation-focused commercial hubs.

The early opening of Beaulieu Park station in 2025 — the first new station on the Great Eastern Main Line in over a century — has significantly strengthened rail connectivity. The £175 million project is expected to generate a £250 million economic boost, support 2,500 new jobs, and accelerate housing delivery.

Alongside city-centre improvements such as the new traffic-free Tindal Square and the presence of Anglia Ruskin University, these projects collectively position Chelmsford as one of Essex's leading examples of sustainable urban renewal.



## BASILDON

Basildon is positioning itself as a catalyst for growth in south Essex, with major regeneration projects set to shape the borough.

The Basildon Town Centre Masterplan guides investment into a more diverse evening economy, improved public realm, and stronger connectivity. Significant redevelopment is underway across key sites.

At Westgate, the council's £18.5 million acquisition is enabling a mixed-use first phase featuring a hotel, 97 extra-care homes, commercial space and new landscaping, with further phases planned. In the town centre, the former Marks & Spencer building is set to be brought back to life as commercial space, while East Walk has seen renewed investment through JD Wetherspoon's £2.75 million venue.

Market Square is being transformed into a 492-home build-to-rent scheme, following Starlight's 2024 acquisition and demolition of the former blocks. The £113 million project, delivered via an Orwell Real Estate-HGP joint venture, will include new residential amenities and commercial space.

The large Eastgate Shopping Centre is being repositioned, including a new medical centre opening in 2026 or early 2027. Residential-led regeneration is progressing at Great Oaks, delivering 245 homes and community space, while Pitsea will gain a new library, diagnostic centre and community facilities.

Beyond Basildon, the nearby Allwood garden village will deliver 3,700 homes and extensive green infrastructure, reinforcing the area's long-term growth trajectory.



## SOUTHEND

Southend-on-Sea is a jewel on the South Essex coast, with seven miles of award winning beaches and a destination of choice for creatives, entrepreneurs and corporates.

Benefitting from 7.5m visitors per year and facilitated by excellent rail and air infrastructure the city is entering an exciting phase of reinvention and regeneration.

The flagship £500 million Better Queensway project is set to transform a 1960's estate severed by road infrastructure into a safe and vibrant neighbourhood reconnected to the city centre and seafront. The masterplan proposes 1,700 new homes, improved public spaces and facilities designed to enhance connectivity, reduce congestion and mitigate flood risk. Southend-on-Sea City Council will lead delivery with infrastructure works - led by Taylor Woodrow and supported by a £15 million Housing Infrastructure Grant - already underway.

A £20 million programme of Local Regeneration Funding, alongside significant match investment, is driving growth and investment in three landmark city centre projects: the transformation of Leigh Port, the expansion of the Cliffs Pavilion, and enhancements to Marine Parade.

Together, these schemes will strengthen Southend's visitor economy, safeguard and create more than 200 jobs, attract further investment, and enhance cultural, green and community spaces.

A lease for the historic Kursaal building has been assigned to Remblance Leisure Limited, marking a major step forward in bringing one of Greater Essex's most iconic landmarks back into use. Refurbishment works are underway with investment in excess of £7 million to create the UK's largest Family Entertainment Centre.

Shoeburyness has been awarded up to £20 million through the Government's Pride in Place Programme, with a new Neighbourhood Board leading a 10-year investment plan to regenerate this fascinating, historic community.

Southend Airport is the UK's fastest growing airport and the number one for time performance. It has ambitious expansion plans with the addition of new aircraft and destinations. Just 52 minutes from Central London with a purpose built rail station, it is the airport of choice for passengers across East London, Essex and East of England.

Together, these interventions and investments are transforming this young coastal city into a vibrant, resilient and creative location for business and pleasure.



## TENDRING

Tendring is moving forward with clear momentum, driven by major investment in its coastal towns and growing strengths in energy and maritime industries.

Harwich Haven Authority's ground-breaking Blue Innovation Zone will operate as a live maritime and offshore energy testbed, using the unique Haven estuary, active port environment, vessel traffic, tidal conditions and operational data to test, demonstrate and deploy new technologies in real-world conditions. Working alongside Freeport East, it will help to attract investment, external funding, partnerships and expertise while creating new commercial opportunities through funded trials, data services and collaborative projects.

Harwich and Dovercourt are benefitting from extensive regeneration, including a £2.39 million upgrade to the station-to-seafront route, new council homes in Victoria Street, and the £1.16 million refurbishment of Harwich Library, which has already tripled visitor numbers.

The Harwich Valley development adds further economic weight, delivering 430,500 sq ft of commercial floorspace for B2/B8 uses and flexible business space.

In the traditional seaside town of Clacton-on-Sea, extensive regeneration is underway, backed by significant public sector investment.

A £20 million Local Regeneration Fund contribution is enabling the nearly £30 million Civic Quarter project, centred on the new multi-storey mixed-use redevelopment of the former Carnarvon House site. Clacton and Jaywick have also secured £19.7 million through the Community Regeneration Partnership for leisure, cultural, heritage and public-realm improvements, alongside a further £20 million Pride in Place investment to enhance the town centre and support long-term housing uplift.

North of Clacton, the Hartley Gardens mixed-use development is set to deliver around 1,700 homes, employment land and new community facilities, with construction expected to begin in 2029.



## THURROCK

Thurrock is delivering an ambitious programme of regeneration that is transforming its riverfronts, town centres and supporting infrastructure to create attractive, well-connected and resilient communities.

In Grays, a £19.9 million programme is revitalising the town's riverside and strengthening its connection to the Thames. A £9 million waterfront scheme will reconnect Grays Beach Riverside Park and Kilverts Field, enhance public spaces and improve access to the river. New flood defences, incorporating tiered amphitheatre seating, will combine climate resilience with high-quality placemaking, while a new café and community hub will provide a focal point for local activity. Improvements to pedestrian connectivity and the town centre environment will further support economic growth, accessibility and civic pride.

In Tilbury, a £22.8 million investment programme is reshaping the town centre and strengthening links to the waterfront. The creation of a new Civic Square, enhanced public realm and redesigned streets has delivered a more welcoming, attractive and accessible environment.

Investment in Tilbury Station, a new centre for learning and skills provision, and the landmark OnSide Youth Zone, which is under construction and programmed to open in 2027, will create new opportunities for local people, while improved walking and cycling routes will better connect the town centre with, the station, heritage assets and the Port of Tilbury, one of the UK's most significant economic gateways.

Looking ahead, Thurrock's regeneration ambitions extend beyond individual projects to the wider transformation of its waterfront, capitalising on its strategic location and the major investments being driven through Thames Freeport. Through major developments, including the regeneration of Purfleet-on-Thames, the Council is creating the conditions for sustainable growth, inward investment and innovation. Working collaboratively with partners across Greater Essex, Thurrock is committed to delivering high-quality places, supporting a thriving economy and ensuring local communities benefit from the opportunities generated by the borough's continued transformation.



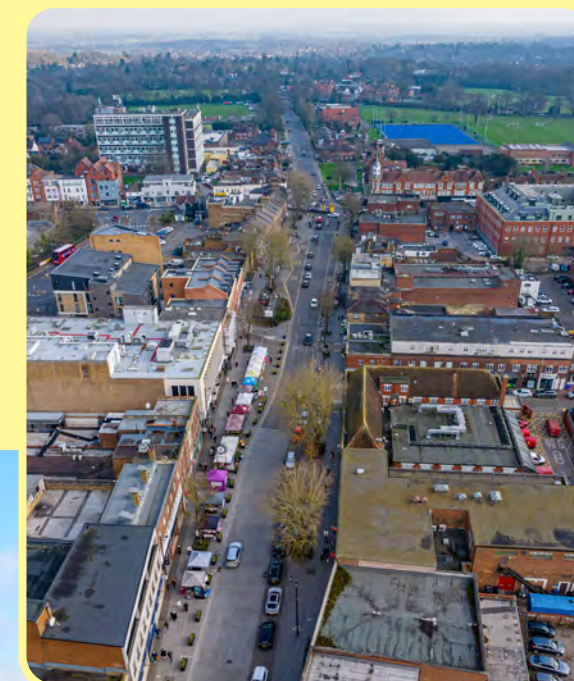
## BRENTWOOD

Brentwood is accelerating its growth through targeted investment in infrastructure, regeneration and modern employment space.

The council's capital programme commits £25 million to transform the Brentwood Centre into a modern leisure and community destination. This flagship project — recently granted full planning permission — features completely upgraded indoor wellness suites and three new FA-standard 3G sports pitches.

Indurent Park Brentwood will deliver significant employment opportunities and strengthen the district's business offer. Positioned adjacent to Junction 29 of the M25, this massive 52-acre industrial and logistics development has secured planning permission to deliver 1.2 million sq ft of employment space across flexible build-to-suit plots targeting BREEAM Excellent standards.

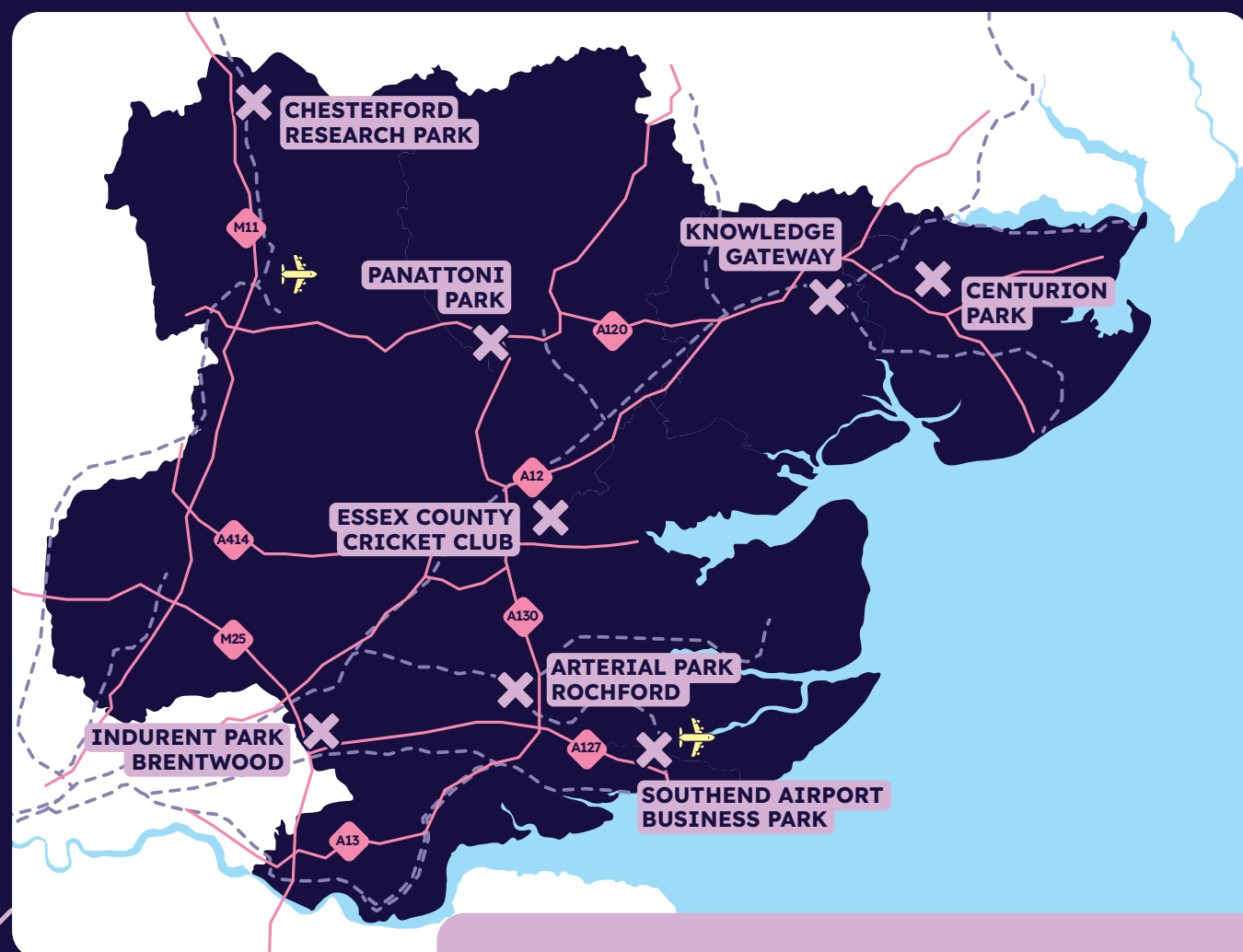
Brentwood town centre is also evolving through public-realm upgrades, new housing and mixed-use development that enhance retail, leisure and evening-economy activity. This is anchored by a £6 million allocation for the Baytree Shopping Centre regeneration, where a development partnership with Willmott Dixon Developments and Milligan was finalized to introduce a brand-new town centre leisure quarter complete with a premium-format cinema, bars, and restaurants.



# READY-MADE INVESTMENTS

These ready-made investments provide a streamlined route into Greater Essex's fast-growing, future-focused economy.

Spanning a range of high-value specialisms, the opportunities remove complexity, shorten timelines, and give investors rapid access to assets that are primed for growth and delivery.



**CHECK OUT THE READY-MADE INVESTMENT OPPORTUNITIES AVAILABLE IN GREATER ESSEX**



## ESSEX COUNTY CRICKET CLUB

### OPPORTUNITY AT A GLANCE

**Site size:** 6 acres

**Types of opportunity:** Development

**Real estate sectors:** High-performance sport, hospitality & conference, tourism & leisure

**Local planning authority:** Chelmsford City Council

**Buildings:** New club pavilion, grandstand seating, media centre and player facilities - 27,600 sq ft. Hospitality facilities - 6,835 sq ft. Remodelled conference spaces - 8,000 sq ft. New hotel building - 61,895 sq ft

**Tenure:** Primary investment in SPV company and/or senior debtholder

**Lead promoter:** Essex County Cricket Club

**Timescale:** From 2030

**Planning status:** Submission planned in summer 2027

Essex County Cricket Club has been a cornerstone of Chelmsford's community for more than 150 years.

The club's 365-day venue sits on the River Can and is bounded by suburban Chelmsford and the leafy green Central Park leading to the city centre.

The club is now seeking investment to drive its Central Park regeneration project, enhancing tourism, leisure facilities and business amenities.

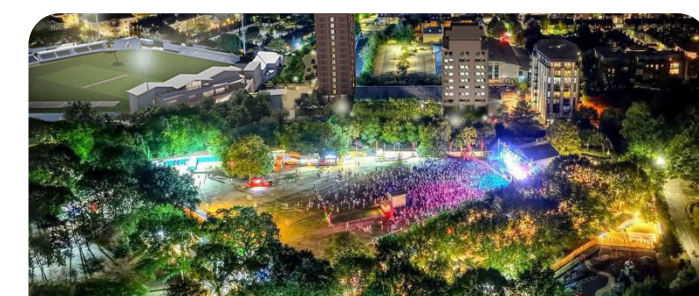
A wider ground development will respond to local needs, delivering 150 hotel rooms and modern conferencing space befitting Chelmsford's status as a County Town and growing city.

A multi-functional design will strengthen Chelmsford City Council's ability to host mid-sized music events in Central Park, providing ready-built infrastructure for promoters. The scheme will also secure the ground's role as an international sporting venue, generating significant economic benefits through major matchdays.

With Chelmsford Railway Station a short walk away and excellent links to the A12, A130 and M25, the club occupies a prime location within a fast-growing region spanning East Anglia. Express rail services connect commuters to central London in just 25 minutes.

The project protects elite sport in Chelmsford while enabling investor-led collaboration, positioning the city as a regional destination and the Ambassador Cruise Line Ground as a hub for work, rest and play.

Essex County Cricket Club is a member owned organisation with strict governance procedures and so this project would suit ESG conscious investors. Boasting over 4,000 members and 100,000 visitors to the ground each summer, the club represents the only professional sport in Chelmsford.



# CHESTERFORD RESEARCH PARK

## OPPORTUNITY AT A GLANCE

**Site size:** 250 acres

**Types of opportunity:**  
Build to suit & available floorspace

**Real estate sectors:**  
Science & high tech

**Local Planning Authority:**  
Uttlesford District Council

**Buildings:**  
Units from 2,200 sq ft to 75,500 sq ft

**Tenure:** Leasehold

**Lead promoter:** Cheffins and Savills

**Timescale:** From available now to three years from planning submission

**Planning status:**  
Permission granted for Phase 1

Leasehold opportunities are available for businesses to join Chesterford Research Park, a 250-acre science campus providing advanced laboratory and office facilities for biotechnology, pharmaceutical and technology R&D companies.

Owned by Aviva Investors and Uttlesford District Council, the park combines high-specification research space with natural landscapes and extensive open areas.

Located near Junction 9A of the M11, the park offers excellent connectivity to London, Cambridge and London Stansted Airport. It sits within the UK Innovation Corridor and the South Cambridge Biocluster, forming part of a globally recognised life sciences cluster.

Around 288,000 sq ft is occupied by tenants, with a further 78,000 sq ft available now, along with a masterplan for one million square feet of future R&D development. Leasehold opportunities include the recently completed Sidney Sussex Building, while the Kings Building has full planning consent to provide 75,500 sq ft when built.

Development plots are available on a build-to-suit basis, with units from 15,000 sq ft deliverable within three years.

# SOUTHEND AIRPORT BUSINESS PARK

Image © HBD

## OPPORTUNITY AT A GLANCE

**Site size:** 52 acres

**Types of opportunity:**  
Build to suit & consented units

**Real estate sectors:**  
Industrial & warehouse

**Local Planning Authority:**  
Rochford District Council

**Buildings:**  
Build to suit from 7,500 sq ft subject to planning. Consent granted for units for SMEs from 4,500 sq ft to 16,000 sq ft on Plots 9 and 10

**Tenure:** Freehold & leasehold

**Lead promoter:**  
Southend-on-Sea City Council & HBD

**Timescale:**  
Delivery in 15 months from signing Heads of Terms

**Planning status:**  
Permission granted

Southend Airport Business Park is a 52-acre multi-use development delivered through a joint venture between Henry Boot Developments (HBD) and Southend-on-Sea City Council.

Situated adjacent to London Southend Airport and three miles from Southend city centre, the park benefits from strong strategic connectivity. It is located six miles from the A130/A127 junction, which provides direct access to the M25.

A key milestone in the park's growth is the 140,000 sq ft freehold design-and-build facility completed in 2023 for Ipeco Holdings, a global leader in aircraft seating, significantly expanding its operational footprint.

In 2025, HBD submitted plans for a £16.5 million, 71,000 sq ft expansion to deliver ten new consented units across two undeveloped plots. These plans were approved by Rochford District Council in July 2026, enabling construction to commence subject to occupier interest. The next phase will introduce additional build-to-suit options, reinforcing the park's role as a scalable, well-connected hub for business growth.

The park offers a range of development opportunities, including consented units from 4,500 sq ft to 16,000 sq ft and plots capable of supporting buildings up to 55,000 sq ft, providing flexibility for modern industrial and manufacturing occupiers. The site has a total investment value of £150 million.



# KNOWLEDGE GATEWAY

## OPPORTUNITY AT A GLANCE

**Site size:** 21 acres

**Types of opportunity:**

Development land, office & research space

**Real estate sectors:** Science & high-tech, energy, engineering, digital technologies, health, fintech, advanced manufacturing & supporting sectors

**Local planning authority:** Colchester City Council

**Buildings:**

Clingoe House – 1,873 sq ft to 16,200 sq ft  
Parkside Office Village, Phases I and II – 680 sq ft to 1,700 sq ft  
Innovation Centre, Knowledge Gateway – 200 sq ft to 800 sq ft

**Tenure:** Leasehold

**Lead promoter:** University of Essex Knowledge Gateway Ltd

**Timescale:** Available now

**Planning status:** Outline planning permission for further commercial and research space. Discussions with developers welcome

University of Essex Knowledge Gateway Ltd has developed a cutting-edge research and technology park at the Colchester Campus.

The Knowledge Gateway research and technology park is an inspirational environment for established and new businesses including a growing health cluster.

Dedicated to building a community of successful businesses, the Knowledge Gateway provides high-quality office space and a supportive environment. Options to suit different requirements are available at Clingoe House, Parkside and the Innovation Centre plus plots for further investment and development.

Companies at the Knowledge Gateway are based on the beautiful University of Essex campus, with the opportunity to connect with its research strengths, business support services, regional networks and graduate talent.

### CLINGOE HOUSE

Positioned at the gateway to the University of Essex's Knowledge Gateway research and technology park, Clingoe House offers modern, flexible Grade A workspace designed to support organisations as they grow. As of autumn 2026, 70% of space is already let or under offer, reflecting strong demand.

Occupiers gain access to a dynamic ecosystem of research, skills and talent, opening doors to collaboration, recruitment and innovation. Sustainable design, on-site parking, 24 hour security and excellent campus amenities create an environment that helps companies attract talent, boost productivity and elevate their brand.

Clingoe House provides an exceptional base for ambitious companies pursuing long term growth and investment opportunities.

# INDURENT PARK BRENTWOOD

Image © Indurent

## OPPORTUNITY AT A GLANCE

**Site size:** 52 acres

**Types of opportunity:** Build to suit

**Real estate sectors:**

Industrial & warehouse

**Local planning authority:**

Brentwood Borough Council

**Buildings:**

Units from 84,000 to 745,000 sq ft

**Tenure:** Leasehold

**Lead promoter:** Indurent

**Timescale:** Q1 2030

**Planning status:**

Permission granted

Indurent Park Brentwood is a 1.2 million sq ft next-generation industrial and logistics development positioned beside Junction 29 of the M25, with full planning permission secured from Brentwood Borough Council.

Set across 52 net developable acres, the scheme includes a new link road to the motorway, strengthening strategic connectivity for national distribution and advanced manufacturing occupiers.

Delivered by Indurent, the park is expected to meet around 40% of Brentwood borough's employment needs for the next decade.

The scheme offers a rare build-to-suit opportunity at scale, with flexible B2/B8 accommodation ranging from 84,000 to 745,000 sq ft and clear internal heights of 15–21 metres, designed to meet modern operational and automation requirements.

Targeting BREEAM Excellent and EPC A+ performance, Indurent Park Brentwood incorporates solar PV as standard, with options for expanded capacity to support long-term sustainability strategies. A suite of tailored incentives, including flexible rental structures, rent-free periods, capital contributions and fit-out support, enhances occupier viability.

Available on a leasehold basis from Q1 2030, the development offers a compelling proposition for businesses seeking scale, efficiency and future-ready infrastructure in one of the South East's most strategically connected logistics locations.



# CENTURION PARK

## OPPORTUNITY AT A GLANCE

**Site size:** 29 acres

**Types of opportunity:**  
Available floorspace

**Real estate sectors:**  
Industrial & warehouse

**Local planning authority:**  
Tendring District Council

**Buildings:**  
Units from 11,000 to 70,500 sq ft

**Tenure:** Leasehold

**Lead promoter:** Savills

**Timescale:** Available now

**Planning status:**  
Permission granted

Located between Harwich and Colchester directly adjacent to the A120, Centurion Park is a development of 11 high-quality warehouse and industrial units completed at the end of 2024 by Tungsten Properties.

The development has units ranging from around 11,000 to 70,500 sq ft with yards up to 45m and dedicated office space within each unit.

The units are built for sustainability and are rated BREEAM Excellent, EPC A+ and Net Zero Carbon in Construction.

Three new businesses have now joined the park, and discussions are ongoing with a number of other prospective occupiers who are expected to join in the near future.

# ARTERIAL PARK

## OPPORTUNITY AT A GLANCE

**Site size:** 23.7 acres

**Types of opportunity:**  
Available floorspace

**Real estate sectors:**  
Industrial & warehouse

**Local planning authority:**  
Rochford District Council

**Buildings:**  
Units from 4,250 to 71,000 sq ft

**Tenure:** Leasehold

**Lead promoter:** Glenlynn

**Timescale:** Available now

**Planning status:**  
Permission granted

Phase 2 at Arterial Park, Rayleigh, is a high-quality development of modern industrial and distribution units, offering best-in-class ESG credentials and excellent connectivity to Greater Essex, central London and beyond.

Completed in January 2025, Phase 2 comprises warehouse spaces with 10m clear internal heights, up to 350 KvA power supply, and integrated high-specification office accommodation.

With a key focus on ESG credentials, the development has achieved a BREEAM Excellent and EPC A ratings and features rooftop solar PV arrays and EV charging facilities. The solar installations provide on-site renewable energy, with occupiers able to receive up to 100% of their carbon offset, subject to terms and power usage.

A range of unit sizes within Phase 2 are currently available.

Arterial Park is strategically located at the junction of the A127, A1245 and A130, four miles east of Basildon and ten miles south of Chelmsford. London Southend Airport is just 13 minutes away, while M25 Junction 29 can be reached in approximately 14 minutes, providing excellent access to the national motorway network. The Midlands can be reached in under three hours.

Phase 2 builds on the success of the 120,000 sq ft Phase 1 development, where only one of the original nine units remains available. Existing occupiers include Screwfix, ABL 1 Touch, Proteus Waterproofing, AM Fork Trucks and Yewdale.

# PANATTONI PARK BRAINTREE

## OPPORTUNITY AT A GLANCE

**Site size:** 35 acres

**Types of opportunity:** Available floorspace

**Real estate sectors:**  
Industrial & warehouse

**Local Planning Authority:**  
Braintree District Council

**Buildings:** Units from 16,500 to 241,000 sq ft

**Tenure:** Freehold & leasehold

**Lead promoter:** Panattoni

**Timescale:** From available now to Q1 2027  
(Phase 1); Q2 2027 (Phase 2)

**Planning status:**  
Permission granted

Panattoni Park Braintree is a prime logistics hub offering approximately 748,500 sq ft of high-quality industrial space across 10 units.

Designed with sustainability at its core, the development will provide high-quality warehouse accommodation with mezzanine offices and on-site car parking, alongside environmentally sustainable features including EV charging infrastructure, PV panels and LED lighting.

Construction of phase 1 began after securing planning approval in 2024, with a 172,000 sq ft warehouse and office facility now complete. An additional 404,500 sq ft is due to be completed by January 2027.

Panattoni's acquisition of a further 10-acre plot in 2025 will deliver six more units totalling 172,000 sq ft, offering a wide range of modern industrial and logistics accommodation for lease or purchase.

Panattoni Park Braintree is located at the Horizon 120 Business, Innovation and Logistics Park in Braintree. This is a 65-acre employment site in Great Notley, delivered through a £24.3 million investment by Braintree District Council in partnership with The Marshgate Group. Located on the A131, the park offers strong strategic connectivity, sitting 15 miles from London Stansted Airport and 16 miles from Junction 8 of the M11, with direct access to major cities, airports and freeways.

Horizon 120 was designed as an eco-efficient business environment, with at least 30% of on-site energy generated from renewable sources, supported by solar panels, air-source heat pumps, high-performance cladding and low-energy systems. The park is also adjacent to Gridserve, the UK's first electric vehicle charging forecourt.

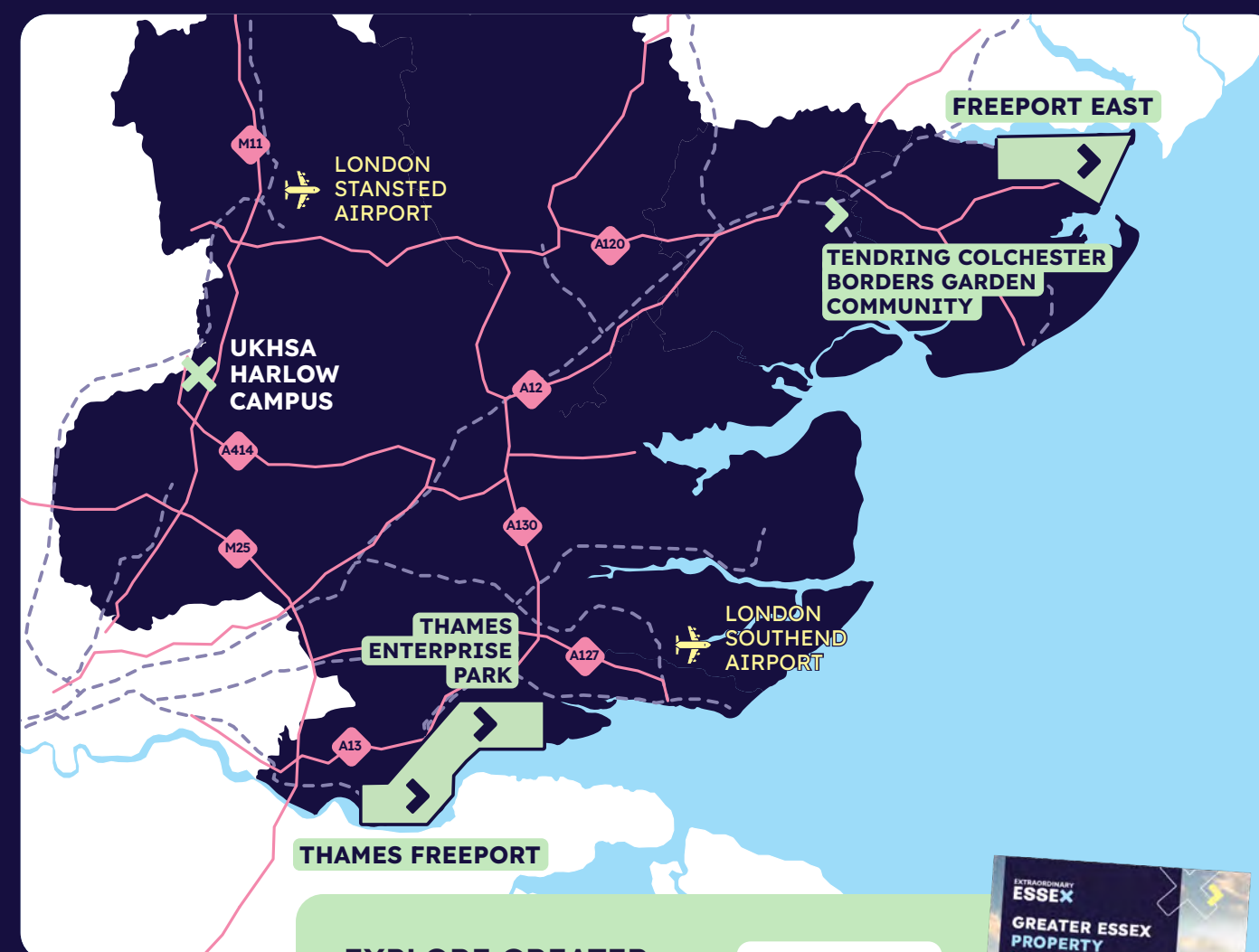
Horizon 120 provides over 750,000 sq ft of high-tech, industrial, office and logistics space across nine units, including the Hyperion development, which at the time was Essex's largest speculative mid-box scheme at 159,500 sq ft.

# STRATEGIC GROWTH OPPORTUNITIES

These strategic opportunities showcase large-scale, high-impact projects that will shape the region's economic future.

They sit at the heart of Greater Essex's long-term growth agenda, offering investors the chance to partner on transformative developments across innovation, infrastructure, and place-making.

Designed to unlock new markets, accelerate productivity and strengthen the region's competitive edge, these opportunities provide a pathway for investors seeking to co-create the next generation of Greater Essex's economic success.



EXPLORE GREATER  
ESSEX'S **PROPERTY**  
MARKET LANDSCAPE



# THAMES ENTERPRISE PARK

## OPPORTUNITY AT A GLANCE

**Site size:** 700 acres

**Types of opportunity:** Various

**Real estate sectors:** Advanced logistics & manufacturing, port, energy, digital technologies, life sciences & defence

**Local Planning Authority:**  
Thurrock Council

**Buildings:**  
3.72 million sq ft total floorspace

**Tenure:** Various

**Lead promoter:** Thames Enterprise Park

**Timescale:**  
Long-term regeneration opportunity

**Planning status:** Extant Resolution to Grant planning permission covers 425 acres

Thames Enterprise Park (TEP) is a 700-acre brownfield regeneration project in Thurrock, forming one of the largest strategic employment and infrastructure opportunities in Greater Essex and south east England.

Located within Thames Freeport, TEP sits at the heart of the UK's largest logistics cluster, offering investors a rare combination of scale, planning certainty, and multimodal connectivity.

The site benefits from 2.5km of direct River Thames frontage, alongside immediate access to the M25 and an existing rail connection to the national network. An extant Resolution to Grant planning permission covers 425 acres for approximately 3.72 million square feet of B2/B8 employment and energy floorspace, a rail terminal, and open storage, enabling accelerated delivery.

TEP is positioned to deliver additional UK port capacity, support critical national infrastructure and provide development platforms for advanced manufacturing, energy, digital technologies, life sciences and defence. Its strategic river access and safeguarded freight function align with national policy for ports and decarbonisation.

With potential to create up to 12,000 jobs and boost supply chain resilience across the Thames Estuary, TEP represents a nationally significant opportunity to drive sustainable economic growth in Greater Essex.



# FREEPORTS

Greater Essex's two Freeports — Thames Freeport and Freeport East — position the county as one of the UK's most strategic gateways for global trade and a prime location for businesses seeking efficiency, resilience and long-term growth.

A Freeport is a UK Government-designated special economic zone, created to act as a dynamic hub for the industries of the future. Each Freeport accelerates trade, innovation and investment through targeted incentives, streamlined customs processes and world-class infrastructure that make it easier and more cost-effective for businesses to operate.

Anchored by major ports and logistics hubs, Freeports provide tariff advantages, simplified import-export procedures, tax reliefs and flexible planning frameworks that reduce cost, complexity and time to market. For investors, they create highly competitive environments where operations can scale quickly, supply chains can be optimised, and international market access becomes frictionless — making Greater Essex an exceptionally strong base for growth-focused businesses.

## Building the future UK Freeports



# THAMES FREEPORT

## OPPORTUNITY AT A GLANCE

**Site size:** 1,243 acres

**Types of opportunity:** Various

**Real estate sectors:**

Advanced ports, logistics & FMGC, advanced manufacturing & technology, sustainable construction & materials”

**Local Planning Authority:**

Thurrock Council

**Buildings:** Various options available

**Tenure:** Various

**Lead promoter:**

Forth Ports – Tilbury  
DP World – London Gateway  
Ford – Ford Dagenham

**Timescale:** Available from now on various timescales

**Planning status:** Permission granted

Thames Freeport, next generation growth zone, is a special economic zone, located along the Thames Estuary and one of the two Freeports located in Greater Essex, backed by government, which provides connectivity to every continent by rail, road, river and international maritime routes.

Located along the A13 corridor in south Essex, it brings together Forth Ports, DP World and Ford, who partnered in 2021 to secure Freeport tax site status. Its strategic position places it closer to Europe’s largest and most economically important consumer market than any other enterprise zone, with access to four airports and multimodal links across the UK.

In addition, Thames Freeport offers customs simplifications, duty deferral, tariff inversion, VAT suspension and tax-site incentives such as enhanced capital allowances and business rates relief. This creates a simple platform for import-heavy, export-active and supply-chain-sensitive manufacturers operating across London Gateway, Tilbury and their associated tax and customs sites.

## TILBURY3

The Port of Tilbury handles around 16 million tonnes of cargo each year and offers five million square feet of warehousing, 1,400 reefer points, modern Border Control Posts and the Tilbury2 Ro-Ro and rail terminals. It is a major hub for construction, automotive and food supply chains, providing fast European freight links for temperature-controlled, Ro-Ro and bulk cargo.

A major expansion, Tilbury3 (T3), has received outline planning consent. The 143-acre, rail-connected port will support industrial and logistics uses including storage, container operations, processing, vehicle handling and construction materials. Expected to generate £600 million in national GVA and 11,000 jobs, T3 will benefit from strategic road and rail links, future connection to the Lower Thames Crossing, and Thames Freeport tax incentives.

## DP WORLD LONDON GATEWAY

London Gateway is one of the UK’s largest integrated logistics hubs, combining a deep-sea container port capable of handling over three million TEUs a year, a rail terminal with 60+ weekly services, and a 9.25 million square foot logistics park. The port operates four deep-sea berths, with two all-electric berths under construction as part of a £1 billion investment programme. In 2025, London Gateway set a new annual handling record, surpassing three million units, a 52% increase on 2024, driven by its fourth berth and new vessel calls linked to the Gemini Cooperation’s Asia-Europe services. This expansion strengthens the port’s role in global trade connectivity.

## FORD DAGENHAM

Located 15 miles east of London, Ford Motor Company’s manufacturing plant at Thames Freeport is its sole diesel engineering and manufacturing location in Europe. The 44-acre site is also the largest manufacturing site in London and benefits from its proximity to regional manufacturing clusters, suppliers, and the end market. It has direct river access via a dock.

# FREEPORT EAST

## OPPORTUNITY AT A GLANCE:

**Site size:** 301 acres

**Type of opportunity:** Various

**Real estate sectors:** Port infrastructure, clean energy, offshore wind, advanced manufacturing & business support space

**Local Planning Authority:**  
Tendring District Council

**Buildings:** Plots five to 79 acres

**Tenure:** Capital investment opportunity & leasehold

**Lead promoter:** Hutchison Ports

**Timescale:** From 2027

**Planning status:** Permission granted

Freeport East is a government-backed special economic zone, recognised as an Industrial Strategy Zone, spanning more than 1,000 square kilometres.

Anchored by three major development sites, including the UK's largest container terminal at Felixstowe, it provides access to over 190 countries and 700 global destinations, supported by investment incentives, a free-zone customs model and strong links to universities and research institutions.

One of 12 UK freeports, it targets priority sectors such as advanced manufacturing, digital, defence and energy, including offshore wind, green fuels and cleantech. More than £250 million of private investment and 2,000+ jobs have already been secured.

Images © Freeport East

Harwich International Port forms a core part of Freeport East, serving as the O&M base for the Galloper Offshore Wind Farm and supporting a wide range of clean-energy projects. Major operators include Clarksons, RWE, DSV and Stena Line. The Freeport is also attracting innovative firms such as Rux Energy, developing hydrogen-storage technologies, and Firefly Green Fuels, advancing sustainable aviation fuels.

## A GROWING POWERHOUSE

Freeport East sits at the heart of a dynamic growth corridor in north Essex, providing a strategic link between world-class research, ambitious new communities, and high-value commercial opportunities. Anchored by the emerging Tendring Colchester Borders Garden Community, powered by the University of Essex's internationally recognised innovation ecosystem, and supported by Colchester's evolution into a vibrant modern city, the zone brings together some of the region's most strategic assets.

Tendring's growing strengths boost this further. Centurion Park and Harwich Valley offer prime locations for advanced manufacturing and logistics, while the Harwich Innovation District acts a hub for cutting-edge businesses. Further west, London Stansted Airport provides connectivity to global markets. Together, these create an opportunity-rich landscape where investment can scale quickly, talent can thrive, and new industries can take root.

## BATHSIDE BAY

Freeport East Harwich is developing the Bathside Bay green energy hub, a 301-acre deep-water port expansion designed to support next-generation offshore wind and wider green-energy industries. With planning permission secured in 2024, the scheme will deliver new quay facilities, extensive laydown and assembly areas, and dedicated manufacturing and business-support space. Around 91 acres of manufacturing plots are already available, with direct access to the existing quay and national road network.

From 2027, green-energy port infrastructure will be available across plots ranging from five to 79 acres. The Bathside Bay tax site offers significant scalability for pre-assembly, construction and O&M activities, supported by a 1.4km waterfront and a 450-metre heavy-duty berth. Its deep-water access to the North Sea positions it to serve both UK and continental European fixed and floating offshore wind markets. The Harwich Clean Energy & Maritime Innovation Cluster strengthens the hub further, providing collaboration opportunities with local businesses, clean-fuel developers, maritime-tech specialists and the University of Essex.

With an estimated total development value of between £300 million and £500 million, Bathside Bay will support up to 3,500 high-quality jobs and help unlock adjacent sites that could deliver a further 3,000 roles.



# THE KNOWLEDGE GATEWAY AT TENDRING COLCHESTER BORDERS GARDEN COMMUNITY

## OPPORTUNITY AT A GLANCE:

**Site size:** 20 acres

**Types of opportunity:** Employment land

**Real estate sectors:**  
Knowledge-based employment

**Local Planning Authority:** Tendring District Council, Colchester City Council and Essex County Council under a streamlined Joint Committee

**Buildings:** Various

**Tenure:** Various

**Lead promoter:** Latimer (part of Clarion Housing Group)

**Timescale:** Long-term opportunity

**Planning status:** Outline planning application awaiting determination

The Tendring Colchester Borders Garden Community is planned as a major new settlement delivering 7,750 homes east of Colchester, supported by extensive green space, community facilities and employment land.

Planned jointly by Tendring District Council, Colchester City Council and Essex County Council, the project is designed as a sustainable, well-connected community with a new country park and dedicated areas for business growth.

A transformational public transport network – the Colchester Rapid Transit System – is being delivered through a £164.9 million Housing Infrastructure Fund grant. This funding also supports the new A133-A120 link road – the A1331 – with phase 1 complete and additional Homes England funding secured in March 2026 for phase 2. The master developer, Latimer, will contribute a further £21 million to complete infrastructure delivery. The site will also benefit from a proposed Park and Ride facility, further enhancing connectivity to Colchester and the wider region.

Image © Tendring District Council

The garden community will offer major opportunities for investment, innovation and business growth. A key element is the 20-acre Knowledge Gateway site, located north of the A133 opposite Wivenhoe Park and allocated for knowledge-based employment, capitalising on its proximity to the University of Essex.

The Knowledge Gateway will offer a range of office and R&D space within a high-quality woodland campus setting, enabling SMEs, start-ups and scaling businesses to establish and expand. Flexible business units will allow investors to make the space their own.

An early years facility is also planned at the entrance to the wider development, further enhancing the site's appeal to employers and employees while supporting the creation of a family-friendly community.

A planning application submitted in March 2026 is currently awaiting determination, setting out a landscape-led, infrastructure-ready community designed to support long-term growth across the Tendring and Colchester area.



# TESTIMONIALS

“The growth potential of Greater Essex and the East of England is the ideal environment for London Stansted and other organisations to grow and succeed.

“The county combines a highly skilled and ambitious workforce, which we connect to UK and international markets. We’re proud to be part of strong partnerships across business, education and local government which helps build a strong growth ecosystem for the county and region.

“Essex and the wider East of England is a great destination to do business, where you can benefit from a collaborative business community that champions innovation, investment and opportunity.”

**Mike Hardaker**

Chief Asset and Development Officer,  
Manchester Airports Group

“Greater Essex offers a unique combination of global connectivity, exceptional talent, strong public and private sector partnerships, and a clear ambition for growth, it is also the only place in the UK to have not one, but two Freeports.

“For Thames Freeport, located adjacent to London, with an easily accessible customer base of around 18 million, the Southeast and Essex provides the scale, skills base and innovation ecosystem needed to attract world-class investment and support the industries of the future. Working closely with Essex partners, we have seen first-hand how collaboration, infrastructure and a pro-growth mindset create the conditions for businesses to invest, expand and thrive.

“For investors, Greater Essex brings together everything needed to support long-term business success: strategic connectivity to UK and global markets, a skilled and growing workforce, world-class infrastructure, and a collaborative business environment.”

**Alison Young**

Director of Trade and Investment,  
Thames Freeport

“Greater Essex was a compelling choice for Indaver because it combines strong economic fundamentals, a growing population and excellent connectivity with a clear need for modern and sustainable infrastructure. As one of the UK’s most economically significant and rapidly developing regions, Greater Essex offers a dynamic business environment and a strategic position within the wider South East region. Its proximity to London, major transport corridors and international gateways, including Harwich International Port and the Port of Tilbury, provides access to one of the UK’s largest and most economically active markets.

“For Indaver, Greater Essex represented far more than a location for a new facility. It provided a strategic opportunity to establish a long-term presence in a region with strong economic fundamentals and an ambitious vision for growth. This aligns with Indaver’s wider strategy of investing in critical infrastructure, supporting communities and building long-term partnerships that create sustainable value. The newly operational Rivenhall Integrated Waste Management Facility is an important outcome of this strategy.”

**Michael Geary**

Commercial and Business Development Director,  
Indaver UK/IRL

“Greater Essex has unique strengths that make it the natural home for what the UK’s Freeport programme has been set up to do – it’s strong global and national connectivity, entrepreneurial spirit and diverse industrial base are all key factors in how we can help ambitious businesses to succeed.

“As we target ongoing growth in capacity and investment at Freeport East, being part of the Greater Essex business community will play a key role in how we can attract new investors to the UK and help them fulfil their potential for success.”

**Steve Beel**

CEO, Freeport East

“Greater Essex is an important market for Vistry, providing strong opportunities for growth, investment and partnership. The county benefits from excellent connectivity, a skilled workforce and ambitious local authorities that are committed to supporting sustainable development.

“Through our partnerships approach, we are working with housing associations, local authorities and other stakeholders to deliver much-needed new homes and create thriving communities across Greater Essex. The collaborative environment and long-term vision for growth make Greater Essex an attractive place for businesses such as Vistry to invest and succeed.”

**Andrew Taylor**

Group Planning and Sustainability  
Director, Vistry

“Greater Essex has been an important part of Surgical Holdings’ story for generations, providing the skilled workforce, strong business community and connectivity that have supported our growth in the UK and internationally.

“Based in Southend-on-Sea, we benefit from a thriving entrepreneurial community and a strong focus on developing local talent and apprenticeships. Our proximity to London and London Southend Airport also makes Greater Essex an excellent base for serving customers across global markets.

“We are proud to invest in local skills and be part of a community that encourages innovation, collaboration and long-term growth. Greater Essex provides an excellent environment for businesses like ours to invest, grow and succeed.”

**Daniel Coole**

Managing Director, Surgical Holding,  
Part of Stille Group

“Teledyne e2v has a long and successful history in Greater Essex, benefiting from the county’s strong engineering and technology heritage, access to skilled talent, a well-established local supply chain and a collaborative business environment.

“Excellent transport links, proximity to London and access to global markets help us remain connected to customers and partners around the world, while vibrant Chelmsford, the surrounding market towns and beautiful countryside make it an attractive place for people to live, work and build their careers.

“The strong partnership between industry, education and local stakeholders continues to strengthen the skills pipeline and support long-term investment, innovation and growth.”

**Alison Hartley**

VP Product Development & Site Operations, Teledyne  
e2v

“Greater Essex offers investors a compelling combination of skilled talent, infrastructure, innovation and a shared commitment to growth. Airport Business Park Southend reflects these strengths and highlights the opportunities available for businesses looking to establish a presence in one of the UK’s most dynamic and connected growth locations.

“Airport Business Park Southend demonstrates the significant investment potential that exists across Greater Essex. As development partner, HBD has seen first-hand how Southend’s strategic location, excellent connectivity and ambitious approach to growth create the right conditions for businesses to invest, expand and succeed.

“The park is a prime example of how strong collaboration between the public and private sectors can unlock opportunities for economic growth, delivering high-quality commercial space, attracting inward investment and supporting job creation. Its proximity to London Southend Airport, access to key transport networks and growing business ecosystem make it an attractive destination for occupiers across a range of sectors.”

**Harry Bunbury**

Director HBD

# SUPPORT AVAILABLE

## EXTRAORDINARY ESSEX

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

Our experienced team and professional services partners can guide you, from site selection, until you are up and running. The team also provides investor-focused aftercare services which your company's growth needs.

➤ Contact us at [extraordinaryessex@essex.gov.uk](mailto:extraordinaryessex@essex.gov.uk)

For the latest news and opportunities in Greater Essex, check out the [Extraordinary Essex website](#)



"Extraordinary Essex has been helpful to Gülermak Renewables in the development of our 48 MW Hanningfield solar project in Essex.

"From the outset the team offered business support, advice and networking which allowed our project to proceed as planned.

"Gülermak Renewables has now secured a £35 million financing package from leading German bank NORD/LB for the Hanningfield solar farm. The financing will cover the construction phase of the project, with commercial operations scheduled to begin in August 2027."

**Türkecul Dogan**  
Chief Executive Officer,  
Gülermak Renewables



## GOVERNMENT AND REGULATION

Essex County Council offers clear routes through planning, and incentives, reducing uncertainty and speeding up project delivery.

## INDUSTRY NETWORKS

Established clusters provide supply-chain links, collaboration opportunities and hands-on business support, helping firms integrate quickly and grow with confidence. Existing networking groups, such as Essex Construction Alliance, Essex Manufacturing Alliance and Connected Innovation, in key sectors and areas provide support, collaboration and networking opportunities.

## GROW ESSEX GLOBAL

Grow Essex Global is a targeted support programme delivered with London & Partners to help Essex businesses expand internationally. Conquer the world with tailored workshops, events, trade missions, and investor engagement to strengthen global trading and open new market opportunities. Eligible businesses must be Essex-based, have at least 10 employees, and either £1 million annual UK revenue or equivalent investment.

## 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.

## ANGELS@ESSEX

An invitation-only platform from the University of Essex that connects 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.



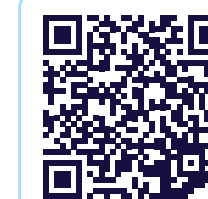
## ESSEX CHAMBERS OF COMMERCE

Essex Chambers of Commerce connects and represents businesses across Essex, helping them build commercial relationships, access supply chain opportunities and international trade services, inform skills provision and influence policy. Through its membership, events and specialist services, Essex Chambers supports businesses to grow and ensures their priorities are heard by local and national decision makers.

For more information, contact [enquiries@essexchambers.co.uk](mailto:enquiries@essexchambers.co.uk)

## ESSEX SUPPLY CHAIN PORTAL

A shared digital platform connecting businesses of all sizes across Essex. The portal enables companies to discover new opportunities, promote their capabilities, and connect with partners, buyers and anchor organisations. By strengthening visibility, encouraging collaboration and supporting local sourcing, it helps businesses grow, innovate and compete as part of a resilient, integrated supply chain.



Find out more about the support available at the [Essex Growth Agency website](#)





Contact us:

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The information contained in this document  
can be translated and/or made available in  
alternative formats, on request.

Published October 2026



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EXTRAORDINARY?**

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