



HILLHOUSE TECHNOLOGY ENTERPRISE ZONE

Clear financial benefits from day 1

Business Rates Relief, Enhanced Capital Allowances and more

Co-locate with your customers

The easiest way to grow your business, increase your sales and reduce distribution costs. Enterprise Zones are establishing themselves as the driving force of local economies as they unlock key development sites, consolidate infrastructure, attract business and create jobs.

A straightforward planning process

Need a new building to meet your business needs? Simplified planning rules could save you time and money

Business-ready infrastructure

Superfast broadband, easy access to transport links, and a local highly skilled labour pool.

What benefits does the Enterprise Zone offer?

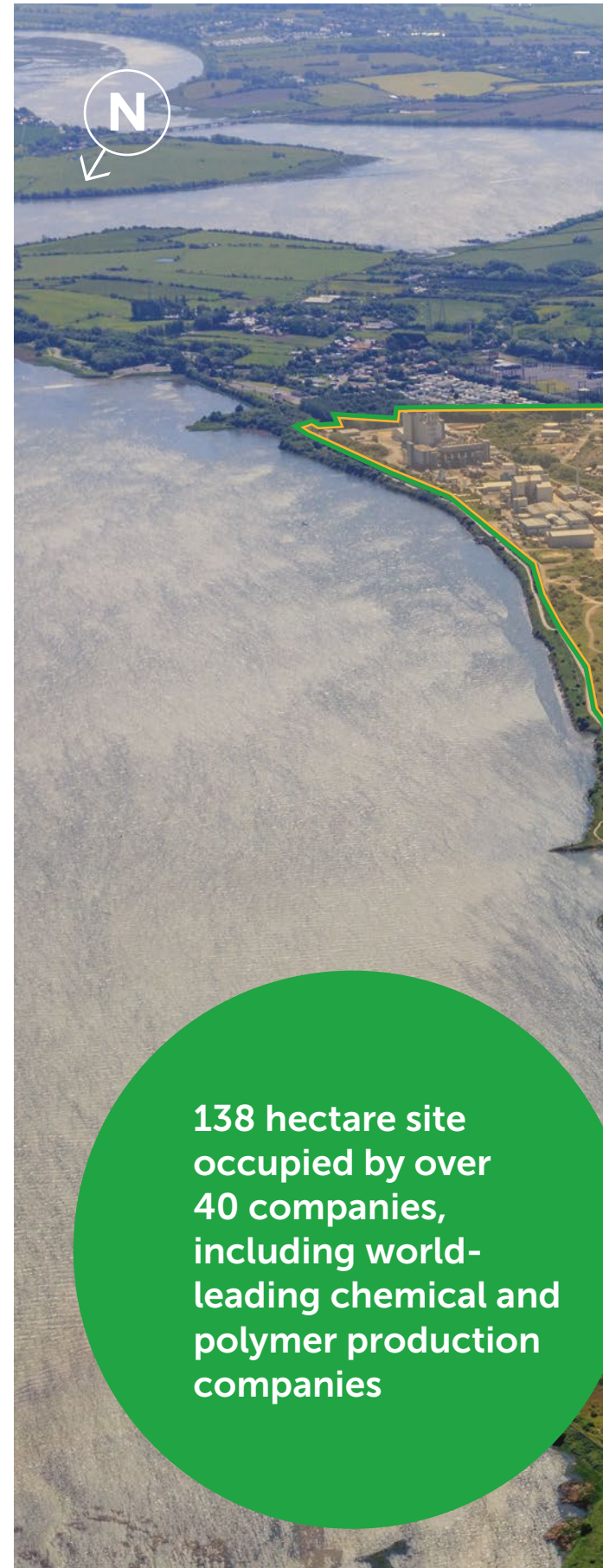
Businesses that locate on the Enterprise Zone can access a number of benefits:

- Up to 100% business rate discount worth up to £275,000 per business over a 5-year period
- Or 100% Enhanced Capital Allowances (tax relief) to businesses making large investments in plant and machinery.
- Superfast broadband will be available on site.

What are the Timescales to qualify?

Businesses that locate on Hillhouse Technology Enterprise Zone before March 2022 qualify for Business Rates Relief.

Where Enhanced Capital Allowances are available, businesses now have up to eight years from the launch of the Enterprise Zone to make their investment, to November 2023.



**138 hectare site
occupied by over
40 companies,
including world-
leading chemical and
polymer production
companies**

ATTRACTING INWARD INVESTMENT

Nationally, Enterprise Zones are helping to attract more investment into the country, bringing jobs and businesses, delivering long-term, sustainable growth based on cutting-edge technology and enterprise.

Businesses are clustering around centres of excellence in key sectors including here at Hillhouse, part of the Lancashire Advanced Engineering and Energy Cluster (LAMEC).

Since 2012 Enterprise Zones have attracted over £2.4 billion pounds of private sector investment, building world class business facilities and transport links and have attracted nearly 24,000 jobs.



HILLHOUSE TECHNOLOGY
ENTERPRISE ZONE
LANCASHIRE
PART OF THE LANCASHIRE ADVANCED
MANUFACTURING & ENERGY CLUSTER



TO A585

B5268

TO FLEETWOOD
& PORT



Business Rates Relief Area

Enhanced Capital Allowance Area





THE OPPORTUNITIES & AVAILABILITY

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The Hillhouse Enterprise Zone is located on the site of the former ICI manufacturing plant at Thornton on the Wyre Coast and is a world-leading chemical and polymer location.

Building on the history of innovation in the field of plastic and polymers, the site has seen the knowledge base of the existing workforce used to grow new enterprises to further develop a thriving sector which is now home to over 40 businesses

Lancashire is also host to The Collaborative Technology Access Programme providing businesses access to facilities and expertise located in the Chemistry Department at Lancaster University.

There are areas of land within the Enterprise Zone available for re-development, including areas within the secure part of the site, and opportunities for both land sales and design-and-build.

A detailed masterplan is being developed and will represent indicative plot layouts and capacity, with buildings being offered by way of freehold or leasehold interest. Terms and deliverability can be tailored to suit occupational requirements.

“ A World Class Chemical & Polymer Location ”

The wider Hillhouse area is also the subject of significant investment including Global Renewables Waste Transfer and Recycling Centre, Victrex invested £130m in new production facilities and are planning a new £18M R&D plant. This R&D facility will be the catalyst for new production activity at the site which, in turn, will stimulate significant new investment and employment as well as new supply chain development opportunities. Similarly, AGCE has invested £3M in a thermal oxidiser as part of their expansion plans.

Despite its industrial heritage the area is renowned for the quality of its environment. The Wyre Estuary has some of the highest levels of ecological and environmental protections possible all of which are accessible to the public via an extensive footpath system including the “Wyre Way” coastal path.

Blackpool and the wider Fylde Coast has a population of 326,000 people with a working age population of 195,500. There are also a further 10 million people within a two hour drive time. It is estimated that the Wyre Coast generates over £5.322bn of GVA and with strong links to academia, support schemes for employers to create a work-ready employee base giving the area a string competitive advantage.

The secure part of the site, managed by NPL Group, offers full COMAH status and facilities for the chemical sector, as well as full facilities management, which is also available in some non-secured areas. Hillhouse also has the capacity to accommodate companies with high power requirements.

Development plots and design & build opportunities

- Manufacturing / Logistics / Offices
- Opportunities available from 20,000 sq ft - 300,000 sq ft
- Enhanced Power Supply up to 120 MVA and High Capacity Water Supplies are Available

Hillhouse Technology Enterprise Zone Offers design and build opportunities and surfaced land across three separate sites of 6, 9 and 40 acres.

A full design and build option is available for sizes between 20,000 to 300,000 sq ft with prospective occupiers having the ability to stipulate their bespoke configuration and specification.

Hillhouse has potential to accommodate B1 office pavilions and B8 type uses in attractive and accessible locations overlooking the Wyre estuary and which can benefit from the systems and services already in place within the secure site but also operate in the style of a typical business park with the added advantages of the location.

The site is able to offer a multitude of opportunities for investment and relocation, is assembled and in single ownership.

Surfaced land is available from 3 acres up to 40 acres.

Enhanced power supply up to 120 MVA and high capacity water supplies are available.

Hillhouse South

Hillhouse South is a secure industrial development located at the heart of Hillhouse Technology Enterprise Zone which comprises a large, fully secure and serviced strategic industrial and employment site

Hillhouse North

Hillhouse North is located at the heart of Hillhouse Technology Enterprise Zone which comprises a large, fully secure and serviced strategic industrial and employment site situated on the Wyre Estuary, close to the Port of Fleetwood.



FLEETWOOD



Edinburgh
2hr 24m

CLEVELEYS

B5268

A585

A586

A585

Southern Bypass

POULTON
LE FYLDE

A585

BLACKPOOL

M55

A5230

A583

M55 Link Road
(Heyhouses)

A583

LYTHAM
ST ANNES

WARTON

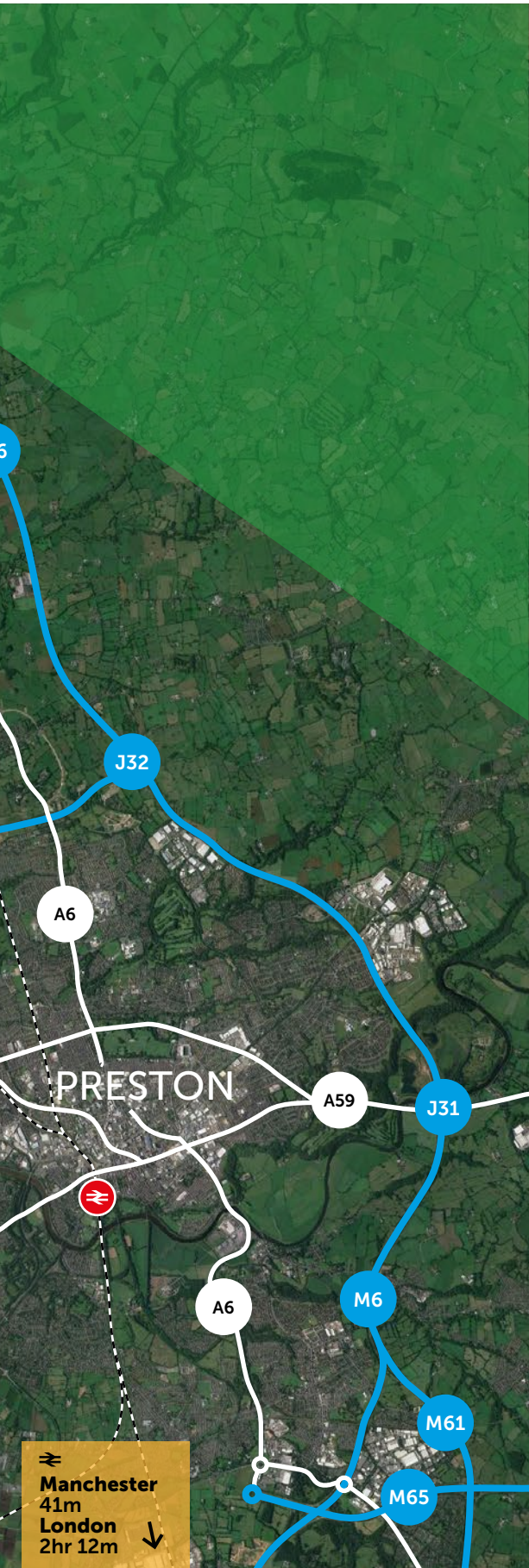
A584

LYTHAM

A59

Hillhouse Technology
Enterprise Zone. UK.
Thornton-Cleveleys,
Lancashire, FY5 4QD

WEST COAST MAINLINE



LOCATION

Lancashire - nationally and globally connected

The county's transport connectivity is first class, with the M6 forming the north-south spine of the road network while the M65, M55, M61 and M58 radiate out to East Lancashire, the Fylde, Greater Manchester, Merseyside and beyond.

Rail links are equally efficient, with the West Coast Main Line placing many areas of Lancashire are just over a two-hour train journey of London.

Hillhouse Technology Enterprise Zone

A fully secure serviced strategic industrial and employment site situated on the Wyre estuary, close to the Port of Fleetwood Hillhouse Technology Enterprise Zone extends to 138 hectares and is occupied by over 40 companies, including the world headquarters of Victrex PLC (polymers), AGC Chemicals Europe Ltd (fluorochemicals and fluoropolymers), Addison Engineering and Vinnolit (PVC manufacture).

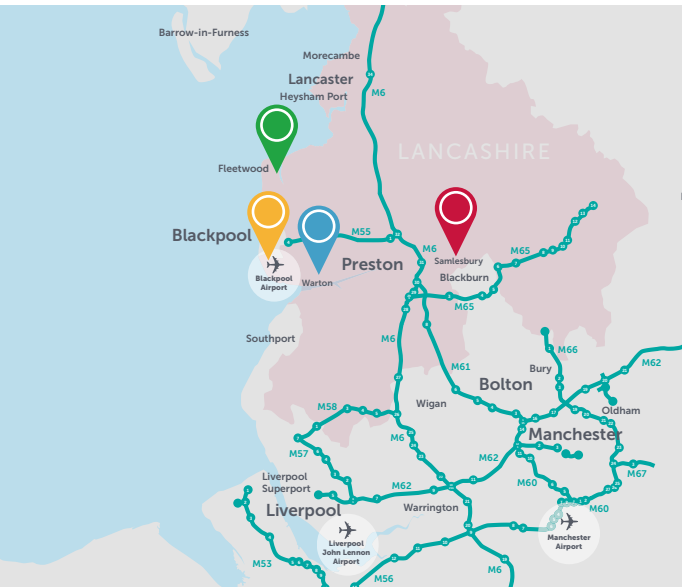
Situated between the River Wyre and the A585 trunk road between Thornton and Fleetwood. The A585 connects Fleetwood with the national motorway network at Junction 3 of the M55.

The site was acquired by NPL Estates in 2003 during which the Company has supported its development in line with a 25 year plan. The existing business park is fully secure and benefits from round the clock

security and support including a dedicated on-site emergency service including fully equipped fire and ambulance vehicles.

Connectivity to Manchester Airport, Port of Heysham, and Liverpool Superport are all within an hours drive.

Connectivity to all major northern cities of Manchester, Liverpool, Leeds, Sheffield and Newcastle are available via Poulton le Fylde railway station.



LANCASHIRE ENTERPRISE PARTNERSHIP



“ The cluster has a strong and complementary industrial focus, building on Lancashire’s national and international strengths in the aerospace, advanced engineering and manufacturing, energy and chemicals industries. ”



The Lancashire Enterprise Partnership (LEP) has been successful in securing Enterprise Zone (EZ) status for four separate sites across Lancashire; the largest number of EZ sites awarded to a single LEP.

These sites are at Samlesbury and Warton which are adjacent to BAE Systems’ operations, Blackpool Airport and Hillhouse in Wyre.

The four EZ sites have a strong and complementary industrial focus, building on Lancashire’s national and international strengths in the aerospace, advanced engineering and manufacturing, energy and chemicals industries; and collectively will help to create over 10,000 highly productive high value jobs and an economic and investor offer of truly Northern Powerhouse significance.



Sector focus:
Advanced Manufacturing & Engineering

The UK’s newest Advanced Engineering and Manufacturing site immediately adjacent to a manufacturing centre for BAE Systems, one of the world’s most advanced, technology-led defence, aerospace and security solutions companies.

Sector focus:
Aviation, Energy & Advanced Manufacturing

Blackpool Airport offers bespoke aviation solutions and other commercial airside activities including helicopter and private flights, and the flagship Lancashire Energy HQ will act as a training base for the national energy sector.

Sector focus:
Energy, Chemicals & Polymers

Hillhouse Technology Enterprise Zone offers full COMAH status and provides facilities for the chemical sector on an existing, internationally recognised business park.

Sector focus:
Advanced Manufacturing & Engineering

The site offers opportunities for companies to locate alongside BAE Systems’ Military Air and Information Division, which has developed some of the most advanced engineering and manufacturing capability anywhere in the world.

KEY CONTACTS



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Development & Leasing Advisors



Ministry of Housing,
Communities &
Local Government



www.hillhouseez.com

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