

IPSWICH.

Looking to
do business
with you.



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INTRODUCTION.

Ipswich is ready to do business and to meet the challenges of the new post-Covid normal.

We will give a warm welcome to companies of all shapes and sizes. Suffolk's county town has many advantages over other urban centres vying for your business. We are a forward looking fusion of old and new.

We might be the oldest Anglo-Saxon town in the country but we are also one of the fastest growing places in the UK. We are 'The Connected Town' and we are going to get better with £25m being invested in 11 projects as part of the Government's Town Deal Funding.

We are proud of what we do and what we have become. Our historic Waterfront, once home to bustling warehouses, is now a vista of marinas, hotels, restaurants and a new university – symbolising the new Ipswich.

Our town is at the core of an ICT hub stretching out across the region. A thriving agricultural port lies in the centre of the town – and we are just upstream from the UK's largest container port at Felixstowe.



We have a diverse and young workforce benefitting from Ipswich's training and skills provision, a compact education quarter and a good mix of schools.

Ipswich offers real value. We are not restricted by lack of space and over-heated property and rental values. We have Enterprise Zones and so much more. Later in this brochure you will see examples of the high quality and exceptional value spaces we have available.

The housing market in Ipswich offers more value and an opportunity to live in a town where historic and cutting edge sit cheek by jowl – Victorian terraces, dockside flats and 1930s villas all within half an hour of the Suffolk coast.

We have come together as a partnership of public bodies and private sector organisations to attract quality investment into our wonderful town.

It's well worth taking a look – we'll roll out the metaphorical red-carpet for you and give you a tour of what is on offer virtually or in person.

SOME NUMBERS.

4

Projected fourth **fastest growing UK city** 2016-26

20

Ipswich ranked among the UK's top 20 **best performing cities** (PwC, 2022)

17

max cost £ / sq ft **Class A office space**

6

Ranking of UK places for **commuting by foot**

8

No. of **nationally important** Arts Council funded organisations

13

typical cost £ / sq ft **Class B office space**

£32,313 GVA per worker

59 minutes to London by our fastest train

1,200 acres of parks within the Borough

3,500 homes planned for Ipswich Garden Suburb

140,000 population of Ipswich Borough

191,700 working population of the Ipswich travel to work area

£220,602 average house price

87.8% businesses in Ipswich are **micro-businesses**

17.4% increase in last 10 years working age population **qualified to degree level**

12 MONTHS IN IPSWICH.

See below just a taster of activities and events that took place in Ipswich.

Mercury award

nominated band Yard Act and Porridge Radio played at The Baths, the most exciting music venue in Suffolk - Oct 2021



Photo: St Elizabeth's Hospice

Spot the colourful 115 Big and Little Hoots

dotted around the town, waterfront, parks and museums - Summer 2022



Photo: Mark Seppie

Russell Maliphant's production Vortex

influenced by Jackson Pollock at DanceEast, the UK's leading national dance organisation - October 2022



A free two-day summer festival for the whole family at Ipswich Waterfront, plus a spectacular fireworks display annually



Photo: Sammi Johnson

Premiere of the Tony and Oliver Award winning musical Kinky Boots at the New Wolsey - September 2022



Photo: DanceEast

Jubilee celebrations on the big screen at Ipswich's historic Cornhill

Hilarious comedy acts at Ipswich Regent and the Corn Exchange from Jongleurs Legends to Michael McIntyre - June 2022

Ipswich Music Weekend including the largest free one-day event in the UK, with six music stages and over 50 bands, singers and musicians - July 2022

See three iconic costumes from Marvel Studios Black Panther featured in the Power of Stories exhibition at Christchurch Mansion - Winter 2021

Step back in time at The Hold and walk in the footsteps of Suffolk women past and present 'Women Don't Do Such Things!' - Feb - Apr 2022



Ipswich boasts the fifth fastest growing economy in the UK. It is also in the top 10 cities and towns when it comes to opportunities for start-up companies.



A third of a million people live within 15 miles of the town centre and we enjoy thriving commercial and educational sectors, cultural festivals, theatres, museums and excellent sports facilities.



There is a significant and growing number of highly skilled finance, insurance and legal firms, including Willis Towers Watson, Birketts and AXA, which sit alongside a growing number of fintech businesses.



The Informi business news website named Ipswich as the best place to start a small business in 2017. This was based on high digital connectivity, very good air quality and one of the lowest business churn rates in the UK.

WHY IPSWICH MEANS BUSINESS.



The area is home to BT's Global Research and Development HQ, and Innovation Martlesham - a cluster of more than 100 high tech SMEs, and Ipswich Innovation Labs at the University of Suffolk. BT is at the heart of Norfolk and Suffolk's emerging Space Sector and the University of Suffolk Digitech centre.



The Port of Felixstowe is the UK's largest container port, handling the world's very largest vessels and the Port of Ipswich is the UK's largest exporter of grain. Both are investing in future expansion and support an internationally significant hub of ports and logistics related businesses.



Ipswich has four Enterprise Zone sites in and around the town and a £70 million tidal barrier – which will facilitate new development in key business areas.



Freeport East is one of eight new Freeports in England and will be a hub for global trade and national regeneration as well as creating a hotbed of innovation that will have an impact across the UK. Freeport East will therefore be a major tool in helping the sub-regional and regional economy recover from the pandemic and drive regeneration in the area. By providing high skilled, high paying jobs within the green energy sector, and building on the already well-established industries situated in Ipswich.

KEY SECTORS.



TRANSPORT, LOGISTICS AND DISTRIBUTION



FINANCE INSURANCE AND PROFESSIONAL SERVICES



CREATIVE AND CULTURAL INDUSTRIES



ADVANCED MANUFACTURING AND ENGINEERING



TECH AND DIGITAL

KEY SECTORS.

“ Ipswich is quickly becoming a significant commercial hub – a high-quality hotbed for growing and scaling businesses. Being in Ipswich has tremendous benefits for your workers and clients alike. It offers the ideal location with favourable premises expenses and a commitment to innovation for cutting-edge new businesses.

With its convenient access to main road, rail, and air links, Ipswich allows businesses to have their cake and eat it, with a bustling urban centre, that's surrounded by incredibly beautiful countryside.

**Council Leader
David Ellesmere**



Transport, Freight and Logistics



The Port of Ipswich is the UK's biggest exporter of grain, and 15 miles east is the Port of Felixstowe, making Ipswich fast-moving logistics network a linchpin for many businesses.

The A14 links Ipswich and the Port of Felixstowe to the heart of the motorway network. With international companies such as Mediterranean Shipping Company, Anchor Freight, Cory Brothers and RIF Worldwide Plc, plus a large number of micro businesses in the sector.

Suffolk forms part of the 'bread basket of Britain', with almost half the agricultural land used for cereal farming of wheat, barley and other crops. ABP's Port of Ipswich is Britain's biggest grain export facility, exporting 22% of UK major ports outwards agricultural products tonnage last year. The Port of Felixstowe was the largest container port in 2021, handling 17.6 million tonnes.

Finance Insurance and Professional Services

The financial, insurance and professional services sectors have been one of the key sectors that has driven the growth of the UK economy. Ipswich have a cluster of financial, insurance and professional services companies such as Willis Towers Watson, Birketts, AXA, Gotelee Solicitors, Ellisons Solicitors, Kingfleet Wealth.

The Financial, Insurance and Professional Services Group (FIPS) - was formed in April 2019 to provide strategic direction and leadership to ensure promotion and support within Ipswich and Suffolk. They work with schools, colleges and universities to create a greater understanding of the FIPS sectors and to help address any skills gaps. The FIPS group are instrumental in promoting Ipswich and Suffolk as leading places for Financial Services companies to thrive.



Creative and Cultural Industries



The town benefits from a varied range of exciting arts, culture and entertainment for its residents and visitors of all ages. There is a particularly active live music and theatre scene, The Baths has recently been revived and is a great space to see gigs and New Wolsey Theatre has a beautiful and striking new space that houses youth and participation activities.

The Suffolk New College Tech Campus is a new £2.4m state of the art digital purpose-built training facility, giving students access to the latest technologies. Teaching 80 students a year, subjects include Creative Media, ESPORTS, Games Design, Information Technology and a brand new T-Level course in Digital Production, Design and Development.

Advanced Manufacturing and Engineering

The Manufacturing and Engineering sectors in Ipswich is relatively small but makes it a potential growing industry. With a mix of well established businesses such as Ransomes, Cranes, Titchmarsh & Goodwin, coupled with modern cutting edge businesses such as Spirit Yachts, Bermar International LTD and Cogent Technology.

The Greater Ipswich Manufacturing Group (GIMG) was formed May 2019 to draw together the wide variety of Manufacturing and Engineering businesses to help the region grow from strength to strength.

The Innovation Labs at University of Suffolk (ILABS) has been established as a focal point for developing entrepreneurs, start-ups and promoting innovation. Recently having introduced a state-of-the-art industrial 3D productivity suite, providing a location where firms involved in any form of product design, prototyping and manufacture will be able to explore the strategic relevance of 3D printing to their businesses.



Tech and Digital



Ipswich has a fast growing and vibrant cluster of high performing businesses such as BT as well as micro start-ups and freelancers such as Measured Brilliance, Switch Studios and Axaxis. The sector is motivated by innovation, productivity and creativity and has a drive to work with educational establishments in the region to ensure we can secure a workforce of local people.

Ipswich & Suffolk Tech Network (ISTN) benefits from the strong community relationships the tech sector has. Ipswich is home to meetups SIMS - Suffolk Internet Marketing Specialist, SYNCIpswich - Tech + Startup and Suffolk Developers and each one tends to their audience offering CPD sessions bringing continuous learning and networking opportunities, meaning the already robust community keeps on growing.

CASE STUDIES.



FRUGALPAC

Ipswich-based Frugalpac is on a global mission to reduce the impact of carbon on the planet.

The company has come a long way since its inception in a shed in 2011. In January 2022, the company opened its 11,000sq ft engineering innovation centre in Futura Park, Ipswich, bringing together its office and production teams under one roof for the first time.

The new facility on Crane Boulevard houses the production of Frugal Bottles – the world’s first and only commercially available paper bottle for wines, spirits and olive oils.

The site also showcases the Frugal Bottle Assembly Machine which can produce more than two and a half million Frugal Bottles a year, which are made from 94% recycled paperboard.

Now Frugalpac also has strong enquiries from more than 99 international brands, and with good links to the A14 and space for the company to enter the next phase of its growth, Frugalpac’s mission of saving the planet one bottle at a time by cutting the carbon footprint of wine and spirits bottles by 84% continues in Ipswich.

www.frugalpac.com



EDRM

EDRM are an architecture design studio based in Ipswich. We moved to Ipswich after working and living in London for over ten years. Our decision was driven by a better choice of affordable housing and proximity to the coast and countryside. As with housing, commercial rents are less than other larger cities and this has enabled us to set up our studio behind a lovely shopfront on the edge of the town centre.

Being just over an hour away means that we still have a great connection to London. However, we have found opportunities here in Ipswich that we would likely not have in such a

competitive marketplace such as London.

Our homes are walking distance from the Waterfront, the University, schools, the station, parks, shops and businesses, as well as lots cultural and community offerings.

For us, Ipswich has proven to be a lively and diverse, affordable and compact urban environment. It has the best of both urban and rural worlds and offers a diverse culture, but compact enough to be able to really connect and understand the town

www.edrm.co.uk



QUALITY OF LIFE.

The quality of life here is pretty clear: the facilities of a city, the scale and community of a town.

We have four top theatres (bringing the best in cutting edge drama, dance, comedy and West End shows), three museums and a mammoth called Wool-I-Am. We have 8 organisations that are regularly supported by the Arts Council – known as National Portfolio Organisations (more than Colchester or Norwich).

Within minutes of central Ipswich we have some of Britain's least spoilt countryside and the haunting Suffolk coast (think Britten, Hambling, Dunwich). You can cycle down country lanes, hike through Tunstall and Rendlesham Forests (looking for UFOs on the way) or sail on the Orwell or Deben.

And, just half an hour away, every summer the world comes to the Aldeburgh Festival at Snape Maltings and Latitude near Southwold.

A green and healthy environment is essential not only for us but for the success of our economy. We have a compact and vibrant town centre, 1,200 acres of parks, good air quality and a network of volunteers who like to get their hands dirty. A new country park is being created on the northern edge of the town.

And all that without mentioning our local lad – Ed Sheeran – who played the final 4 nights of his Divide world tour to nearly 150,000 people in our fabulous Chantry Park. We're not a million miles from his castle on the hill.

In recent years we have completed the restorations of Holywells and Christchurch Parks (and won Green Flags for both), installed solar panels at sheltered housing schemes and swimming pools, increased the recycling rate and purchased a fleet of buses with 60% reduced NO2 emissions.

How green is that? Not enough? Well, a higher proportion of our workforce walk



to work than in Cambridge. Ipswich is in the top six of UK major urban centres when it comes to pedestrian commuters and we are 12th for cycling to work, too.

In 2017 we had the lowest CO2 emissions out of 63 urban areas in the UK. And we're not on the WHO's recent list of 47 UK hot town and city spots for fine-particle pollution. There are some lists you just don't want to be on.

We should mention sport, from two public pools (one a Victorian gem) and an international-standard gymnastics centre to quality golf courses and a legendary football stadium (and many more less famous venues) we have most – if not all – needs covered. We're optimistic that our football club's new owners might help deliver Premiership football to our beloved Portman Road and bring another chapter to the Town's legacy that was so enriched by the Ramsey and Robson eras.



Photo: New Wolsey Theatre

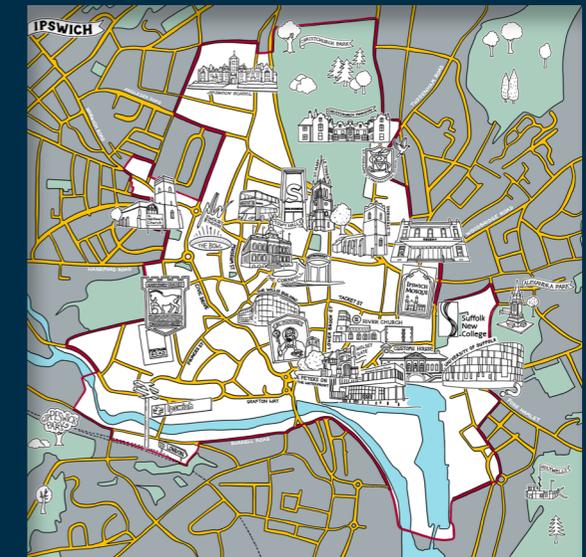
CONNECTED TOWN VISION.

The Connected Town area is inspired by the internationally-recognised '15-minute city' concept, which looks to reshape places so that everything needed in modern life is available within a 15-minute walking distance. The "15-minute" Connected Town area in Ipswich extends from Christchurch Park in the north to the Waterfront in the south, the University of Suffolk in the east to Portman Road in the west.

Our ambition is the Connected Town Area to better unite businesses, organisations and residents; to create a thriving and engaging town centre in which people and communities can thrive.

In the Connected Town area, businesses will be able to more easily engage with their surroundings and the full range of organisations occupying premises in the town centre. It will banish the tendency to look inwardly and allow us all to think beyond artificial boundaries and acquire a wider community focus.

Read more about the Connected Town in Ipswich Central Business Plan 2022-2027.



For more information about Ipswich BID, go to www.ipswichcentral.com

WE'RE AFFORDABLE.

Housing is affordable compared to other places in the region. In 2017 our 'affordability ratio' was better than the national average and better than (almost) anywhere else in the East / South East.

The current average house price in Ipswich is £220,602 (January 2022) compared to £354,481 for the East of England as a whole and £304,867 in England according to www.gov.uk, and £537,920 in London.

LOCAL EXAMPLES

A. £250k

3 bedroom, semi detached property with a 70ft garden and parking, near A12/A14 trunk road

B. £350k

Extended 4 bedroom semi-detached property, 80ft rear garden, Ipswich IP1

C. £625k

5 bedroom detached family home, with swimming pool and sunhouse, IP4

D. £800k

Rarely available, individual detached residence has stunning period features, 100ft landscaped garden, IP1





A PLACE OF LEARNING.

The University of Suffolk is one of the newest universities in the UK. Through degree apprenticeships and related degrees for higher apprentices, the university has been heavily involved in the uplift of digital and other skills in the region. The Integrated Care Academy is the first of its kind in the country and the leading academic partner for local health and social care services.

Students have been involved in final-year projects in cyber-security, prototyping new mobile and blockchain applications for local and international companies, and Big Data analytics to reveal business value.

The University of Suffolk is proud to be home to a vibrant and dynamic research community with a range of specialist academic expertise in:

- Health and Wellbeing
- Sustainability
- Digital Futures
- Crime and Social Justice
- Culture and Heritage
- Excellence in Education

It also hosts Innovation Labs, a co-working space for the development of new entrepreneurs, technologists and innovation businesses. With on site mentors who support your business to grow, speed up growth and help you to succeed.

Suffolk New College is committed to supporting their students and a highly skilled workforce. The curriculum is there to provide challenge and support so that all students and apprentices achieve success. It has a fantastic campus, with a new fabrication and welding centre, a new digital and technology skills hub.

There are six, sixth form schools and colleges in Ipswich, the largest being Suffolk One, which has been assessed as 'Outstanding' by Ofsted in April 2022. Students make exceptional progress here, regardless of their starting point.

Ipswich has two Independent schools, which are located in town, both provide excellent facilities and renowned for providing top class education.

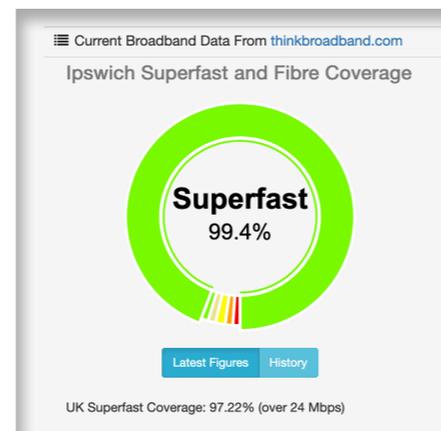
CONNECTIVITY.

Currently more than 99% of properties in Ipswich can now access superfast broadband (over 30Mbps) with over 89% able to access ultrafast speeds of 100Mbps.

Ipswich is the first town in Suffolk to get on EE's 5G network, alongside one of the first locations in the UK to benefit from CityFibre's Gigabit City investment programme, which is investing £30m in Ipswich. This brings new and exciting opportunities, offering immersion and competition and gigabit speed digital infrastructure that businesses and residents seek. The work should be substantially completed by the end of 2022.

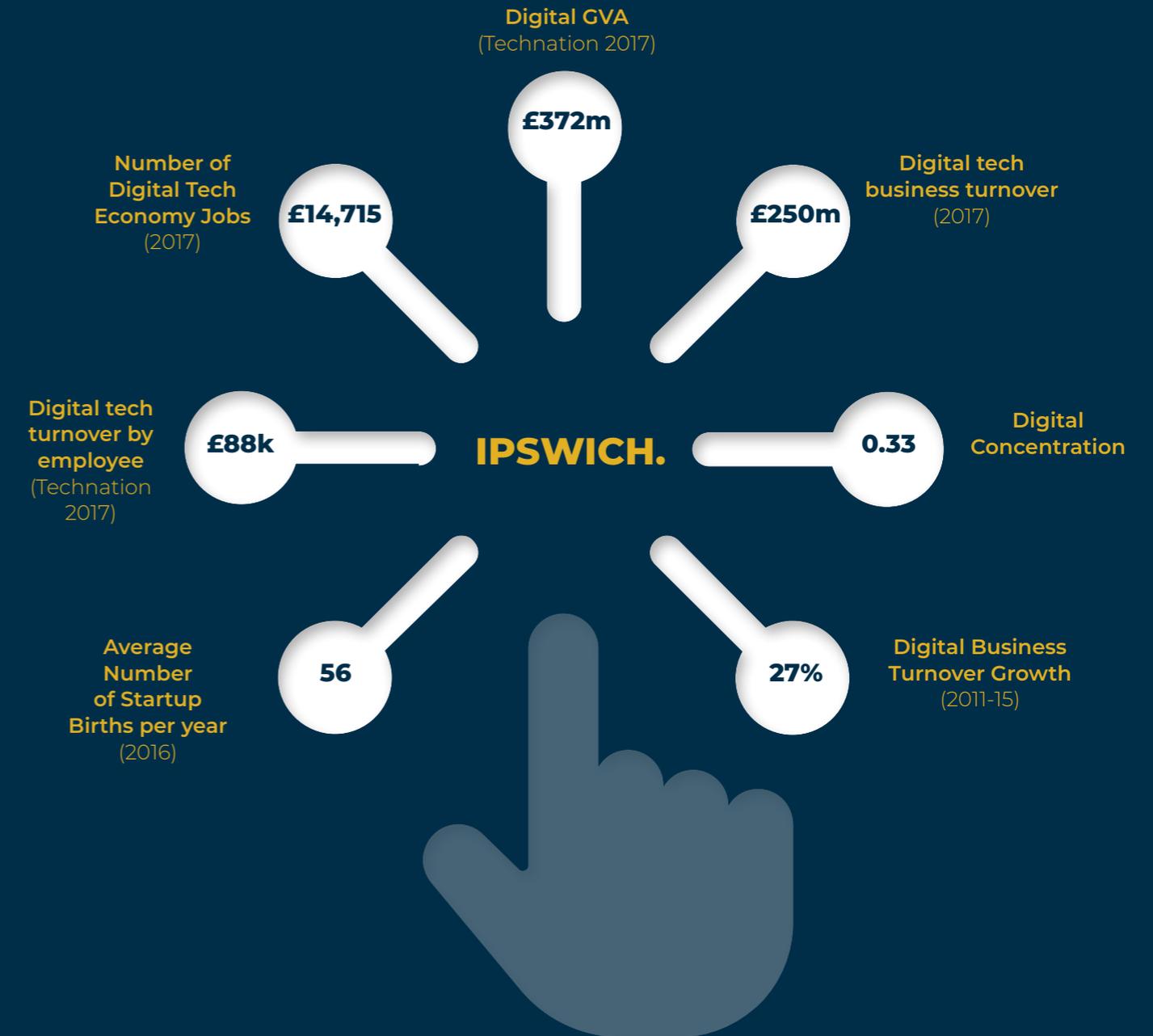
Ipswich has been identified as an emerging tech and innovation cluster, anchored by Adastral Park (home to BT's Global Research and Development HQ) and Innovation Martlesham. One of the strengths of locating in Ipswich is the access to cutting edge technology and innovation through the BT labs just outside the town where G.Fast technology is being trialled.

The digital cluster at Adastral Park has been identified by the Department of International Trade as a UK centre of excellence in 5G and digitalisation.



Ipswich provides exciting opportunities for both existing local and new businesses looking to come to the area to capitalise on established markets of professional services, warehousing & logistics, energy and technology with a wonderful work life balance with some of the most beautiful rural and coastal communities.

Savills Estate and Lettings Agents





ACCESS: CLOSE AND GETTING CLOSER.



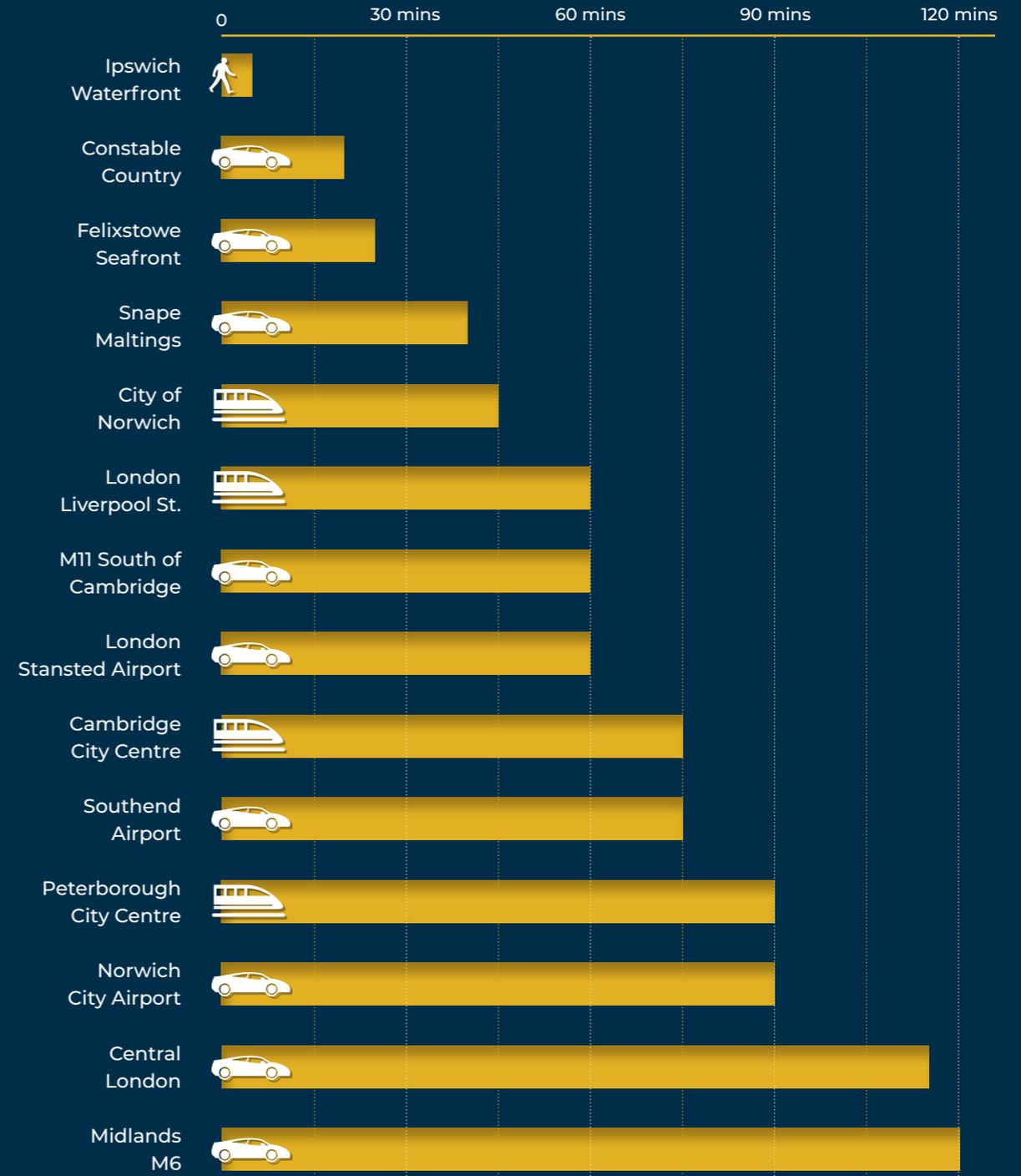
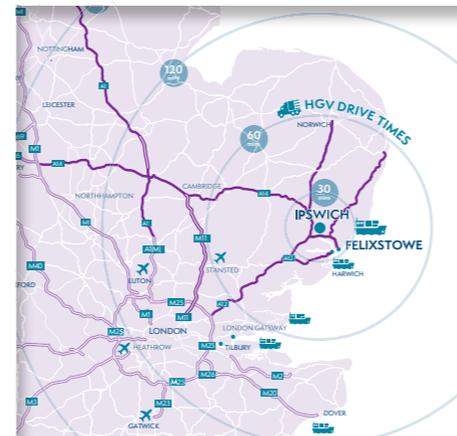
Ipswich connects straight into London Liverpool Street with up to 5 trains an hour each way. Direct trains also link Ipswich to the East's main business centres at Norwich, Cambridge, Colchester and Chelmsford, and also Peterborough, which connects to the East Coast Mainline.

Longer term, East-West Rail will directly connect Ipswich to Milton Keynes and Oxford, via Cambridge and Bedford.



Ipswich sits where the A14 and the A12 meet, connecting the town to the wider country (via A1, M6 and / or M25).

The £1.5 billion upgrade to the A14 around Cambridge is now complete, making journeys faster and more reliable. A similar scale project to transform the A12 in Essex will be on-site in 2023.



YOUR TOWN CENTRE OFFICE COULD BE:

UNDER
10
MINUTES



UNDER
15
MINUTES



LESS THAN
£20
PER SQ FT



AS LITTLE AS
£10
PER SQ FT



NEXT TO OVER
1000
PARKING SPACES



READY
TO OCCUPY NOW



SITES: CHOICE AND ROOM TO GROW.

Ipswich has the right space at the right price in a compact urban centre. We can provide the perfect environment for your creative hub. Perfect in terms of location, value and availability. And buzz.

Quality office space is available throughout the town centre, much of it is concentrated in the Princes Street Enterprise Zone corridor which links the railway station to Ipswich's Cornhill (the main town square). You won't be alone!

In addition to rubbing shoulders with Lord Foster's iconic Willis Tower Watson building, you will be neighbours to AXA, Birketts LLP, Ipswich Borough Council, Ipswich Town Football Club, Suffolk County Council, Suffolk Life, Royal Mail and a Crown Court.

Here are some examples currently on the market:



“ *The town is home to a hugely diverse range of thriving businesses and it is always great to see a new company take its position in the town and discover the benefits that Ipswich and the wider Suffolk area have to offer.* ”

Fenn Wright

COMMERCIAL PROPERTIES.

1 CROWN HOUSE

 Crown Street, Ipswich, IP1 3HS

 From 8,067 to 9,096sq ft available, plus lease from 17-48, ready to go desks.

Crown House offers the best workspace at the heart of Ipswich. The landmark building has been given a new lease of life with a comprehensive refurbishment. Packed with contemporary and affordable accommodation, it's perfect for established businesses as well as growing companies. Apart from being located in a central location, the building boasts of 24/7 access, Super-fast broadband and an on-site café, parking and secure bike storage.

 Available now
www.crownhouse-ipswich.co.uk



2 ORWELL LOGISTICS PARK

 A14 Eastbound, IP10 0DD

 The site spans 60 acres and can offer a variety of unit sizes up to 500,000sq ft, across multiple phases

A new industrial/distribution development strategically located on the doorstep of the town of Ipswich and Port of Felixstowe.

 Phase one available now
www.orwelllogisticspark.co.uk

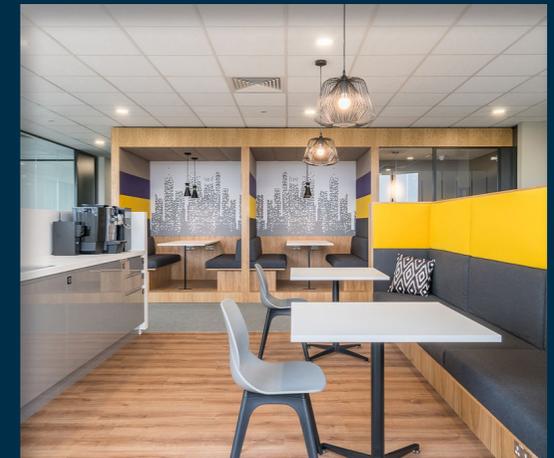


3 REGUS IPSWICH

 Franciscan House, 51 Princes Street, Ipswich IP1 1UR

 One desk to 100+

Beautifully-designed fully serviced office spaces to suit any size of team – so you can focus on growing your business without distractions. They come with access to meeting rooms, break-out areas and a worldwide network of business lounges.



 Available now
www.regus.com/en-gb/united-kingdom/ipswich

4 88-98 PRINCES STREET

88-96 Princes St, Ipswich IP1 1RY

10,000 - 40,000 sq ft

Planned new-build Grade A space, within the Princes Street / Portman Road business area; opposite Birkett's new HQ and adjacent to a planned new multi-storey car park. 5 minutes walk to either the railway station or the heart of the town centre.

Site available 2023
Contact Ipswich Borough Council
Properties team: 01473 432210



5 EASTERN GATEWAY

A14, Junction 54

One of the largest development opportunities in East Anglia. Planning consent for 1m sqft of B1, B2 and B8 uses. Enterprise Zone status.

Existing occupiers include LDH
LaDoria and Amazon

23 acres remaining
Site available 2023
Contact Ipswich Borough Council
Properties team: 01473 432210



6 R&W PAUL SILO

Ipswich Waterfront
Converted silo building.

17,000 sq.ft of usable space

Mixed Use Leisure Development
An exciting repurposing of a discussed quayside building for leisure and commercial use.

Towns Funding for 35m External Climbing Wall – highest in the UK
7 storey conversion of silo for activity centre. Roof top bar / restaurant with panoramic views of Ipswich.

Available 2024
Contact Ipswich Borough Council
Properties team: 01473 432210



Ipswich has an incredible live/work balance and coupled with the excellent connectivity to London and other major cities in the East via road and rail, makes it an attractive place to base yourself in both business and domestic life.

Reader Commercial



Norfolk & Suffolk Unlimited attract inward investment and globally markets the region's world-class business offer. With investment and opportunities in the epicentre of clean energy in the UK and world-leading clusters in the ICT, tech and digital, and agri-food sectors.
www.norfolksuffolkunlimited.co.uk

LOCAL COMMERCIAL AGENTS AND LAND DEVELOPERS.



FENN WRIGHT
 01473 232700
www.fennwright.co.uk/about-us/locations/ipswich



BEANE WASS & BOX
 01473 870144
www.bw-b.co.uk



READER COMMERCIAL
 01473 289600
www.readercommercial.com



SAVILLS
 01473 234800
www.savills.co.uk



PENN COMMERCIAL
 01473 211933
www.penncommercial.co.uk

With particular thanks to Fenn Wright, Reader Commercial and Savills for their input and contribution

OUR PARTNERS.

As a diverse and dynamic town, at Ipswich we work closely with a range of partners to drive forward our vision, and deliver it. Some of the key partners include:

New Anglia Local Enterprise Partnership (NALEP) - working with businesses, local authority partners and education institutions to drive growth and enterprise in Norfolk and Suffolk.

Ipswich Central – our Business Improvement District, representing town centre and waterfront businesses.

All About Ipswich – is the official tourist body for Ipswich. Collaborating with the county tourism brands and local organisations, they promote Ipswich across the county, the region and beyond.

Suffolk Chamber of Commerce – the largest independent private forum in Suffolk, providing a wide range of services including international trade advice, representation, lobbying and a range of business services.

Ipswich & Suffolk Small Business Association (ISSBA) - a forum for the mutual support of small businesses in Ipswich and surrounding parts of Suffolk.

Suffolk Growth Programme Board – partnership helping to deliver Suffolk's economic vision through leadership, coordination, influence and risk management.

Ipswich Town Deal Board – leading the work on investing £25m in 11 projects across the town.

Invest in Suffolk Ambassadors - working together with Suffolk Chamber of Commerce, Invest in Suffolk has recruited 100 high profile business leaders and professionals to become Suffolk Business Ambassadors. The Business Ambassadors programme will bring together people who are passionate about living and working in Suffolk and willing to use their skills and expertise to champion our county as a top business location.

IPSWICH.

To do business in Ipswich contact the Economic Development Team for more information about finding the right property, skilled staff and business support.



Tel no: 01473 432920
Mob no: 07392315762
opportunities@ipswich.gov.uk

Ipswich Borough
Council will update this
document quarterly

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