

East Midlands Investment Zone

Powering progress, inspiring possibility



CLAIRE WARD
MAYOR OF THE
EAST MIDLANDS



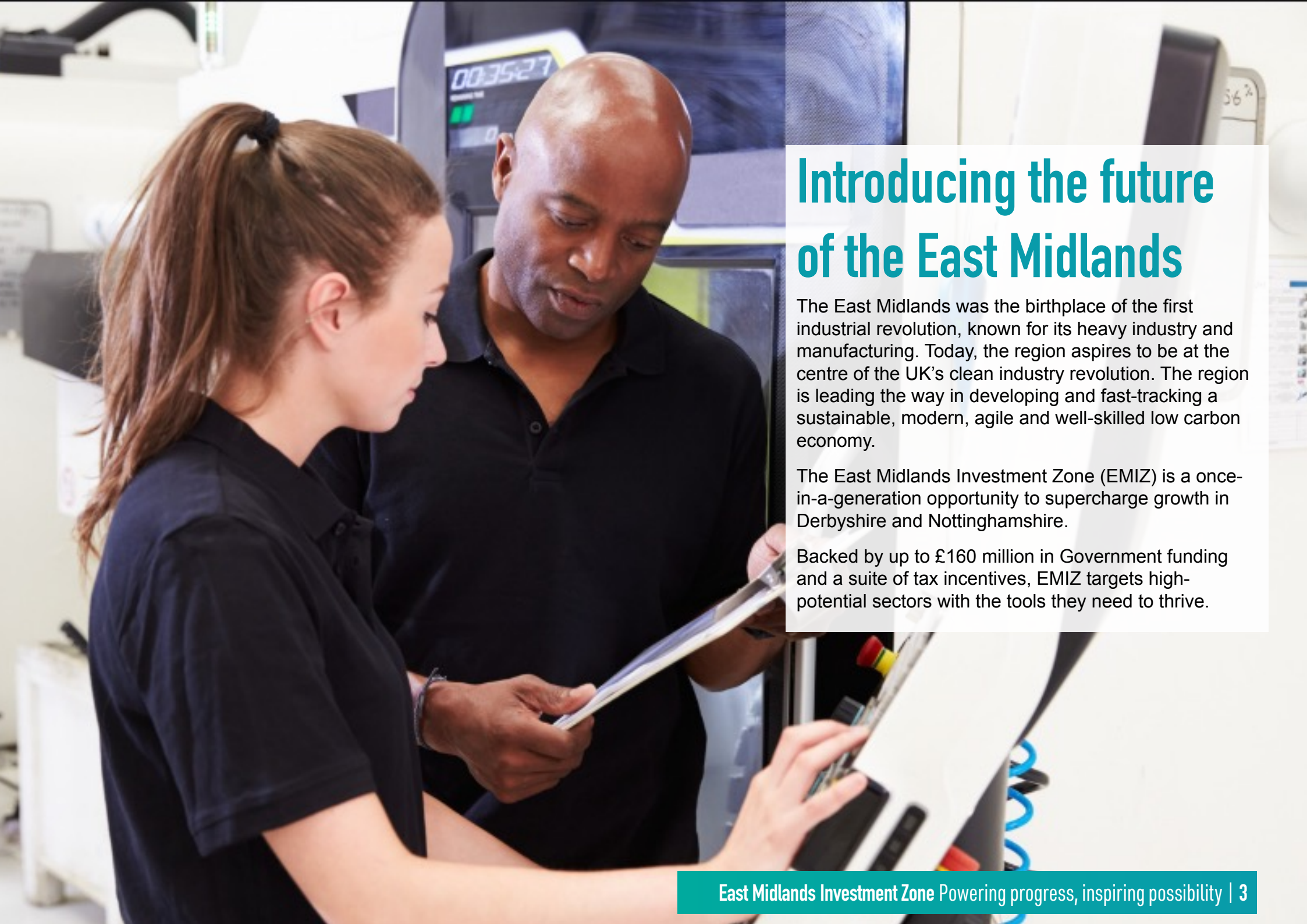
EAST MIDLANDS
COMBINED COUNTY
AUTHORITY



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Introducing the future of the East Midlands

The East Midlands was the birthplace of the first industrial revolution, known for its heavy industry and manufacturing. Today, the region aspires to be at the centre of the UK's clean industry revolution. The region is leading the way in developing and fast-tracking a sustainable, modern, agile and well-skilled low carbon economy.

The East Midlands Investment Zone (EMIZ) is a once-in-a-generation opportunity to supercharge growth in Derbyshire and Nottinghamshire.

Backed by up to £160 million in Government funding and a suite of tax incentives, EMIZ targets high-potential sectors with the tools they need to thrive.

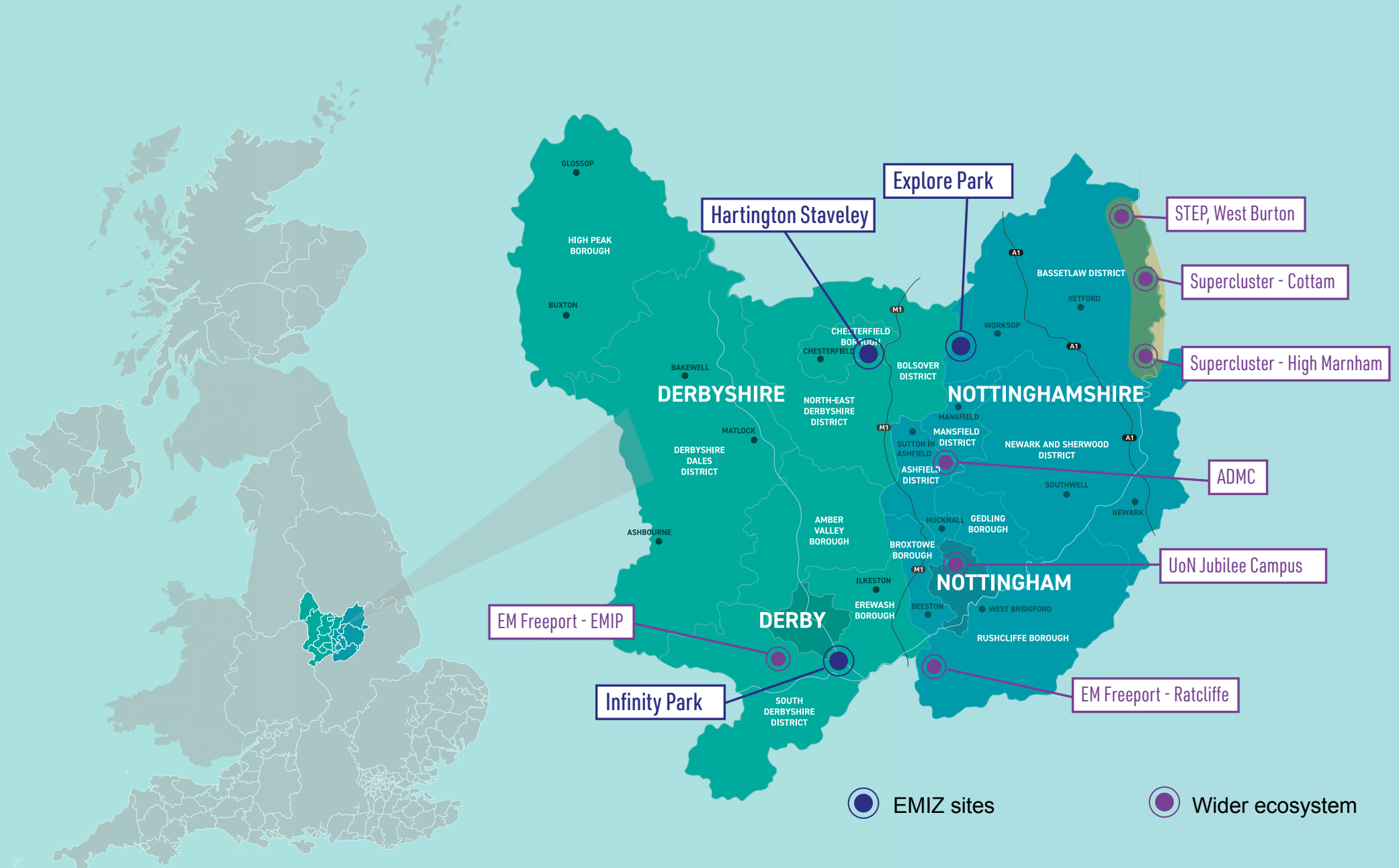
Why the East Midlands?

The East Midlands has significant strengths to capitalise on the clean industrial revolution.

- ◆ **Strategic location:** Located in the heart of the country, the East Midlands boasts excellent connections nationally, with around 90% of the UK being within 4 hours of the region, and internationally.
- ◆ **Job creation:** Delivering up to 4,300 new high-quality jobs, focused on clean and advanced manufacturing sectors.
- ◆ **Private investment:** Attracting at least £383 million in private sector investment, leveraging public funding.
- ◆ **Productivity growth:** Supporting innovation and commercialisation of research to enhance business competitiveness.
- ◆ **Skilled workforce:** Investing in programmes and facilities to create the workforce of tomorrow.
- ◆ **Brownfield regeneration:** Unlocking around 180 hectares of constrained land for economic use and sustainable development.
- ◆ **Net zero transition:** Enabling the growth of clean technologies and sustainable infrastructure.
- ◆ **Opportunities at scale:** Existing in a wider ecosystem of clean energy and advanced manufacturing sectors alongside the East Midlands Freeport and the Trent Supercluster.



Our location



Incentives

Our designated sites offer attractive incentives to eligible businesses, supporting business growth.

- ◆ Relief from Stamp Duty Land Tax on property transactions
- ◆ Enhanced structural and building allowances for construction works
- ◆ Capital allowances relating to investment in plant and equipment
- ◆ Relief for business rates* and employer National Insurance contributions for the occupiers of new premises.

† Incentives are available for businesses in the advanced manufacturing and clean energy sectors. For more information about eligibility, contact our team.

* Business rate relief incentives are available at Infinity Park and Hartington Staveley.

Infinity Park – Derby and South Derbyshire

Site overview

Infinity Park serves as a centre for advanced manufacturing and research and development, linking industrial supply chains with pioneering research in clean energy technologies. It is a catalyst for new investment and high-value employment, supporting a diverse and sustainable advanced manufacturing and clean energy economy.



Explore Park – Workshop

Site overview

Explore Park is a former brownfield site transformed into a 98-hectare advanced manufacturing and green technologies hub. Anchored by Laing O'Rourke, the Park is a designated tax and employment site in close proximity to the Trent Supercluster, a programme transforming three former power stations sites in North Nottinghamshire.

This makes it best placed to support the delivery of national critical infrastructure.



Hartington Staveley – Chesterfield

Site overview

Hartington Commerce Park has outline planning permission for development with up to 700,000sqft employment space. It is targeting occupiers in the advanced manufacturing and green industries sectors. Enabling infrastructure works are currently being undertaken. The developers are now seeking interest from occupiers requiring purpose-built space from 50,000sqft upwards.

Hartington Business Park 2A will expand the fully occupied existing park by around 65,000 sq. ft. Development is planned to begin in early 2026, targeting a BREEAM 'Very Good' rating. The site is similarly well-suited to high-value manufacturing sectors.



Innovation-led growth

The East Midlands Investment Zone is supporting research and development and innovation across four key sectors.

Sustainable advanced manufacturing

Regional strengths include being a significant hub for UK advanced manufacturing due to existing scale of activities, capabilities and sector clusters in aerospace, automotive, and clean energy. Supported by a robust ecosystem of business education and research, further strengths sit in food and drink, ceramics, metals and materials, rail and textiles.

Nuclear

Anchored by Rolls-Royce Nuclear and STEP Fusion, regional strengths include a strong network of businesses, suppliers, and research institutions with high-tech engineering and advanced manufacturing companies. This is supported by a strong R&D ecosystem, with academic institutions contributing to advancements in nuclear science, engineering, and materials. The sector has a highly-skilled workforce with expertise in engineering, manufacturing, and nuclear technology, supported by local universities and training programmes.



Renewable energy & green construction

Regional strengths include being centrally located with an excellent distribution network to supply the construction industry with low carbon products, UK's largest primary aggregate producer; UK's largest inland hydrogen cluster, pioneering community energy projects; large areas of grade 4-5 land suitable for solar farms; large SME base to shorten supply chains; and leading university R&D centres.

Zero emissions propulsion

Regional strengths include presence of major OEMs in aerospace, rail and automotive; deep-rooted capability in high-integrity, safety-critical engineering; diverse, multi-sector manufacturing supply chains; leading university R&D centres; and access to adjacent Catapults.



Join our journey

For more information, contact the East Midlands Investment Zone team: EMIZ@eastmidlands-cca.gov.uk
www.eastmidlands-cca.gov.uk/investment-zone