



New 63,000 sq ft laboratory and office building at Norwich Research Park

Opportunity to join the Norwich Research Park community
Available to let H1 2027



Hawkmoth Building

Norwich Research Park

Location

Contact

 Hawkmoth Building

 Home

Made to scale



Flexible by design across four floors, 63,000 sq ft of lab and office accommodation to meet your needs now and in the future.

In good company



At the heart of one of Europe's largest science clusters. 30,000 people on site, including 3,000 early-career researchers and 100 different research groups in microbiology.



Hawkmoth Building

Specification

Fit-out

Gallery

Norwich Research Park

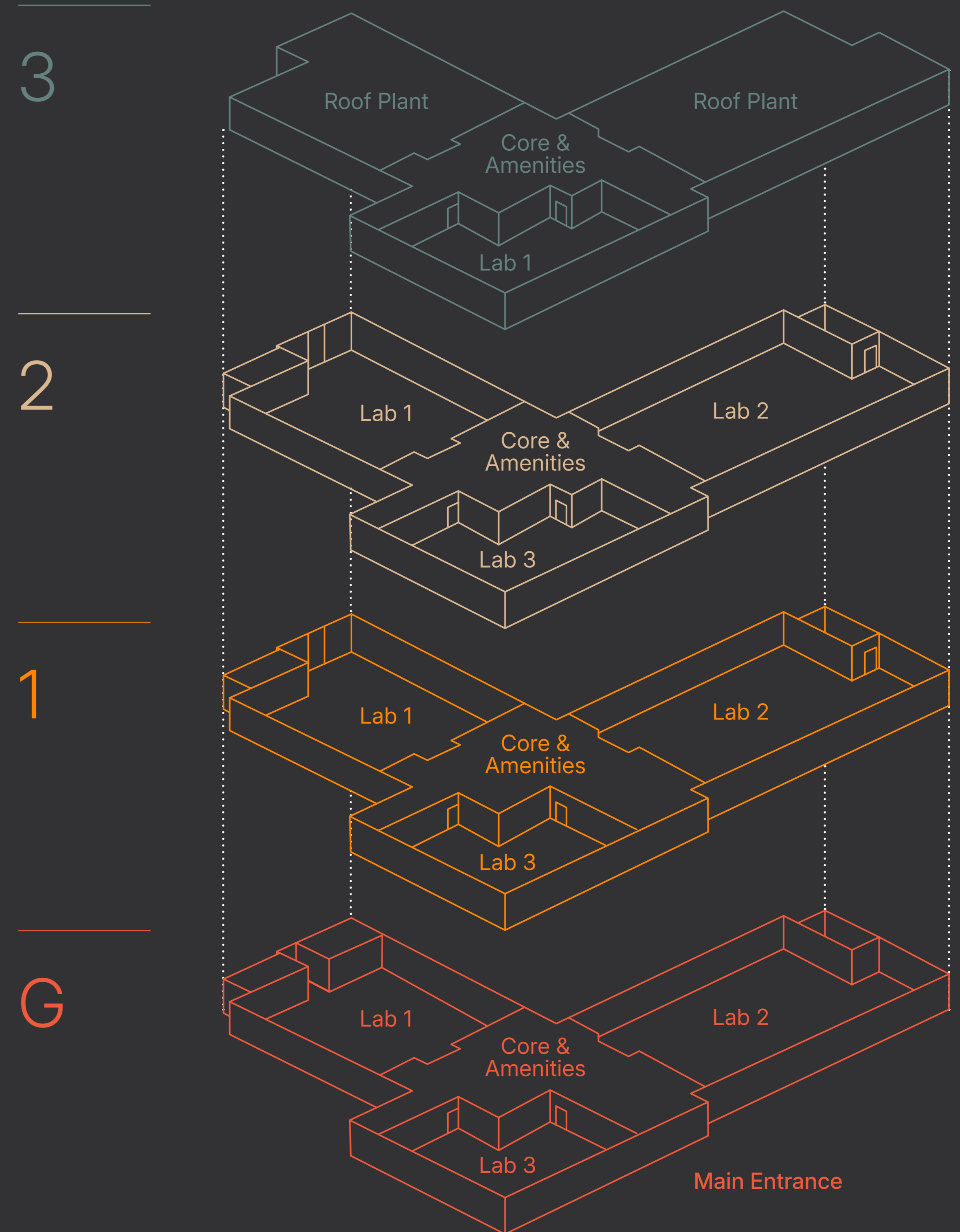
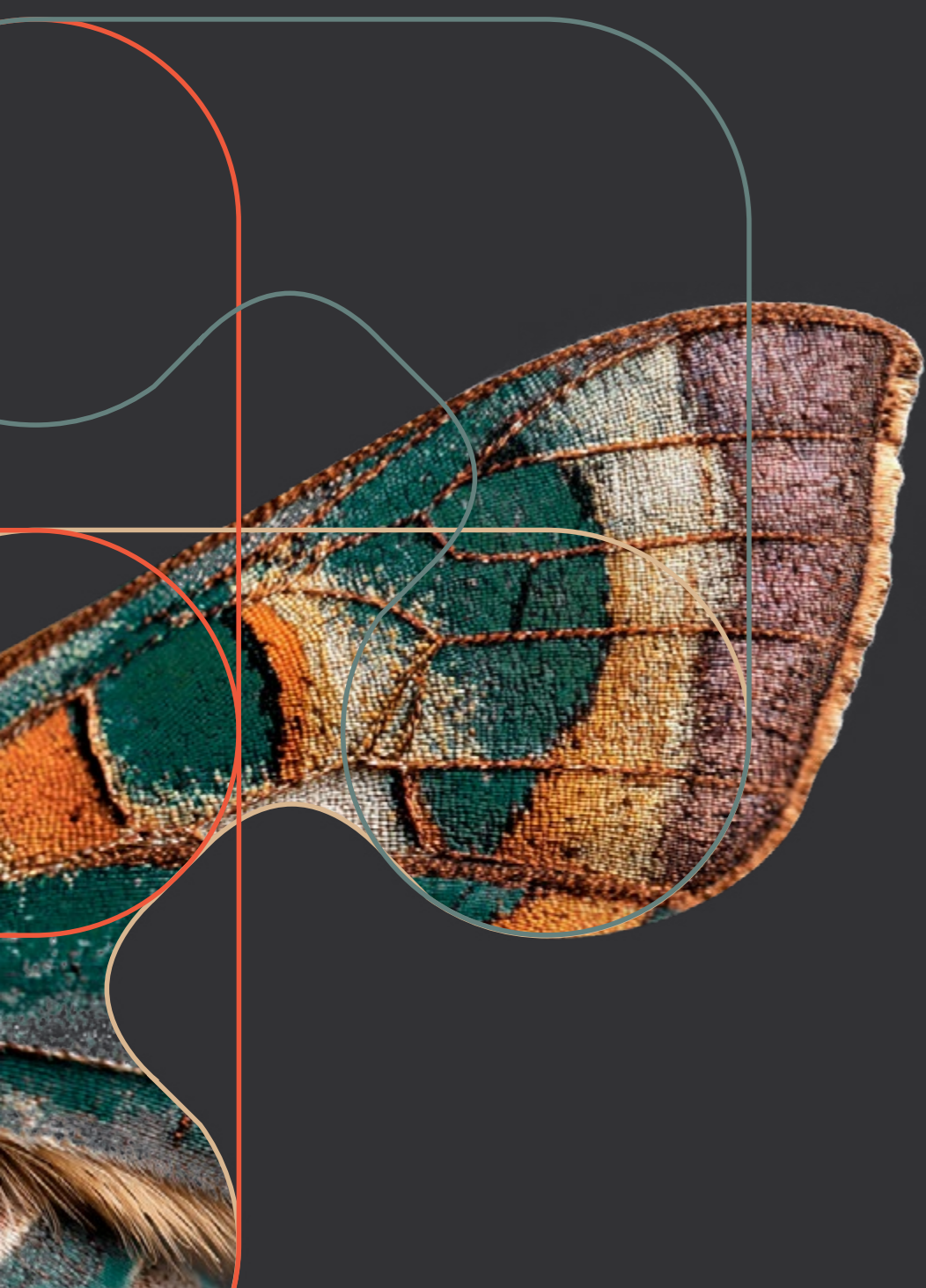
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Space that grows with you

Named after nature's most precise pollinator, the Hawkmoth Building provides a state-of-the-art R&D business environment to support high-growth and scaling companies.

Designed to accommodate a range of uses, the main wings (labs 1 and 2) can service high-specification laboratory uses. The central areas (lab 3) are designed as office or low specification lab areas.



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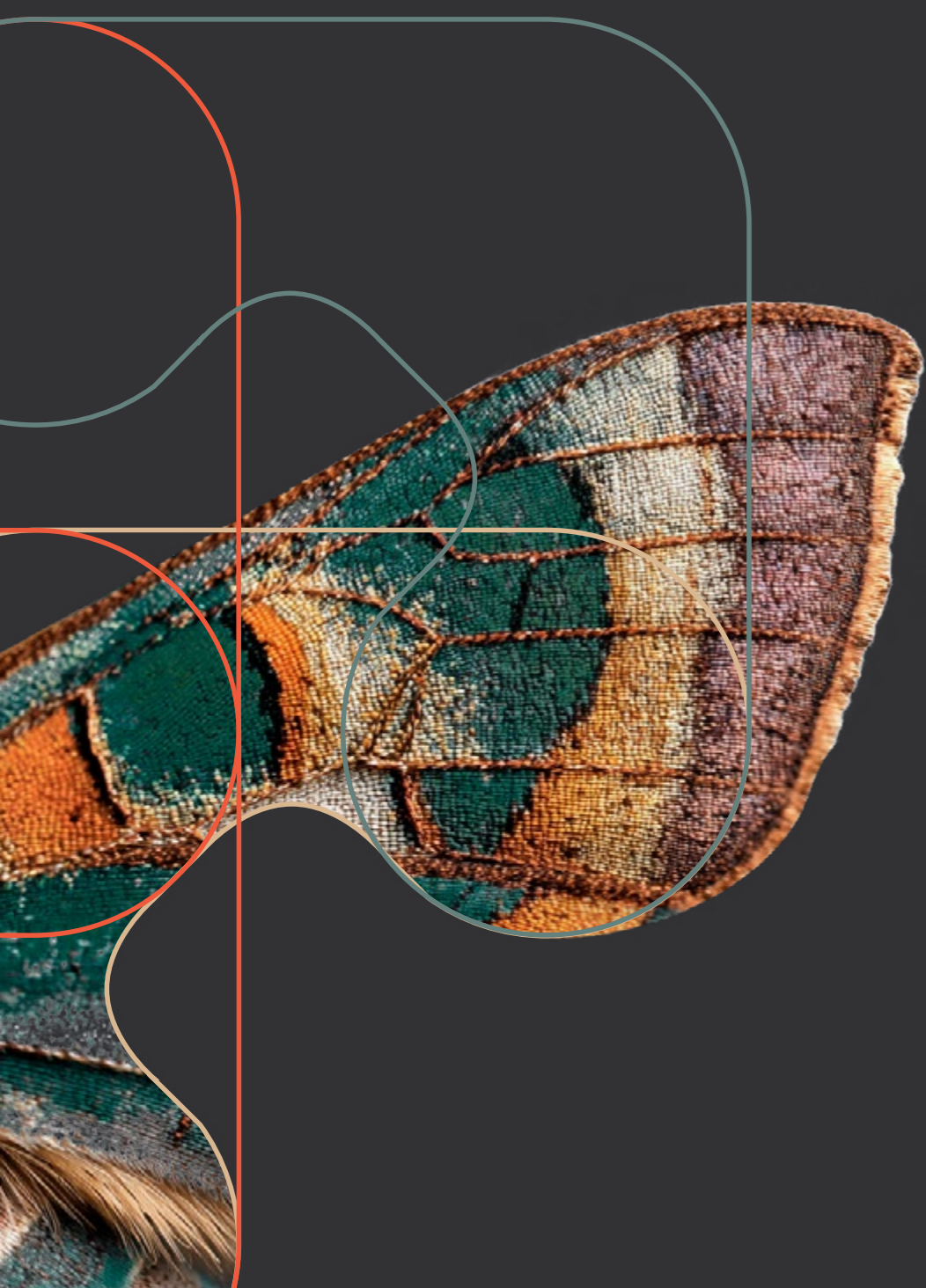
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Built for performance

Flexible, high-quality facilities allow businesses to establish themselves within a world-leading research campus, benefiting from proximity to major institutes, shared infrastructure and a collaborative innovation community.

- Floors: 18,800 sq ft (GIA)
- Wings: 3,253 sq ft – 6,590 sq ft (GIA)
- BREEAM Excellent
- Fully fitted reception and core area
- Ability to install fume cupboards to laboratory space
- External loading, waste and lab gas storage area
- Floor grid of 6.6m by 9.6m (63 sq m)
- On-site accessible parking and allocated parking
- EV charging points, cycle storage and shower facilities
- Access to campus amenities including specialist technology platforms



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Purpose-built for businesses ready to scale

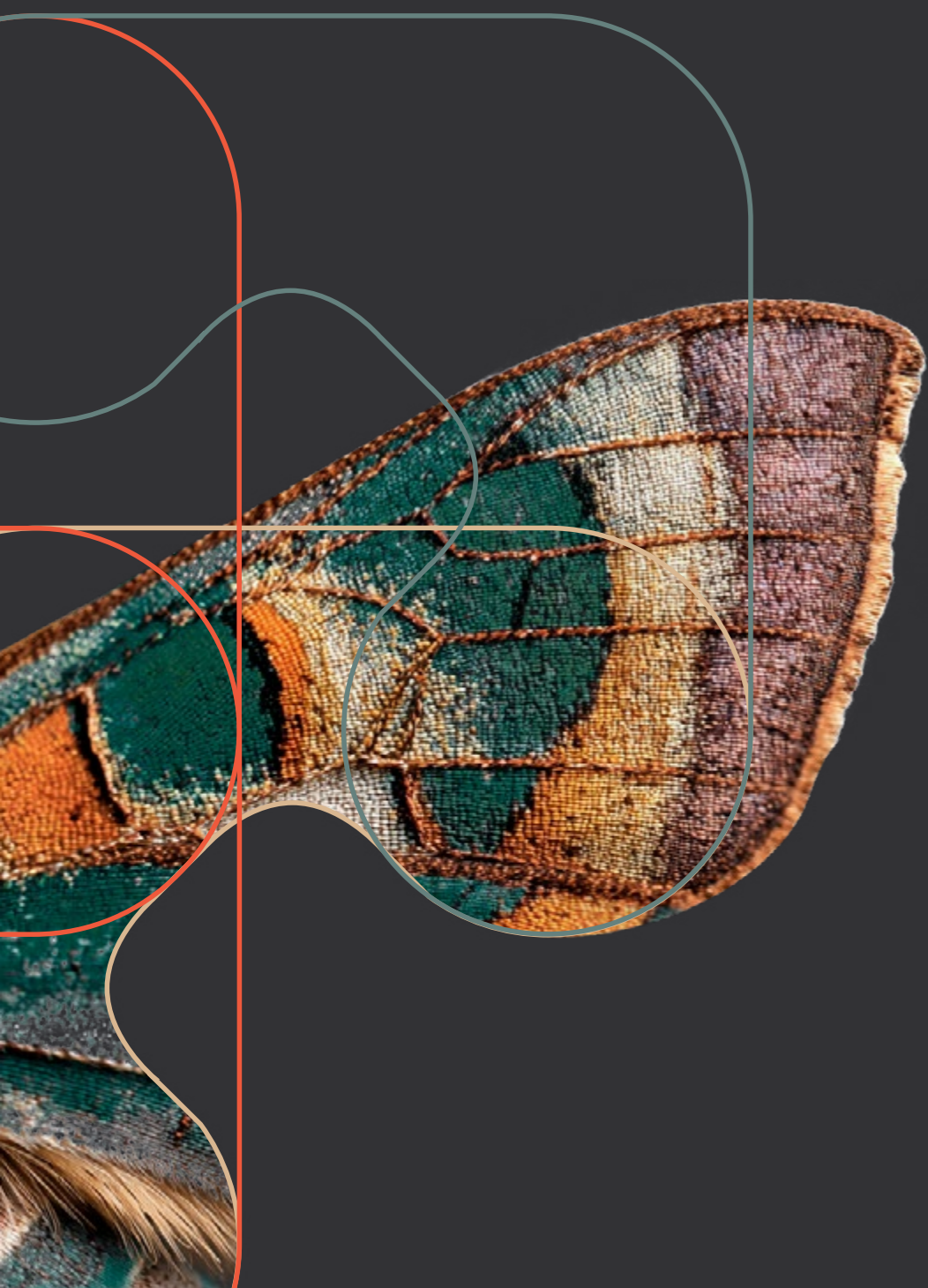
The building has been designed with flexibility for growing businesses. Entire floors are available to let or can be split to provide three self-contained tenancies around a central core. A variety of fit-out options can be accommodated on each level.

Suites available per floor

3,253 sq ft – 18,800 sq ft

Lab / Office split

60:40



Hawkmoth Building

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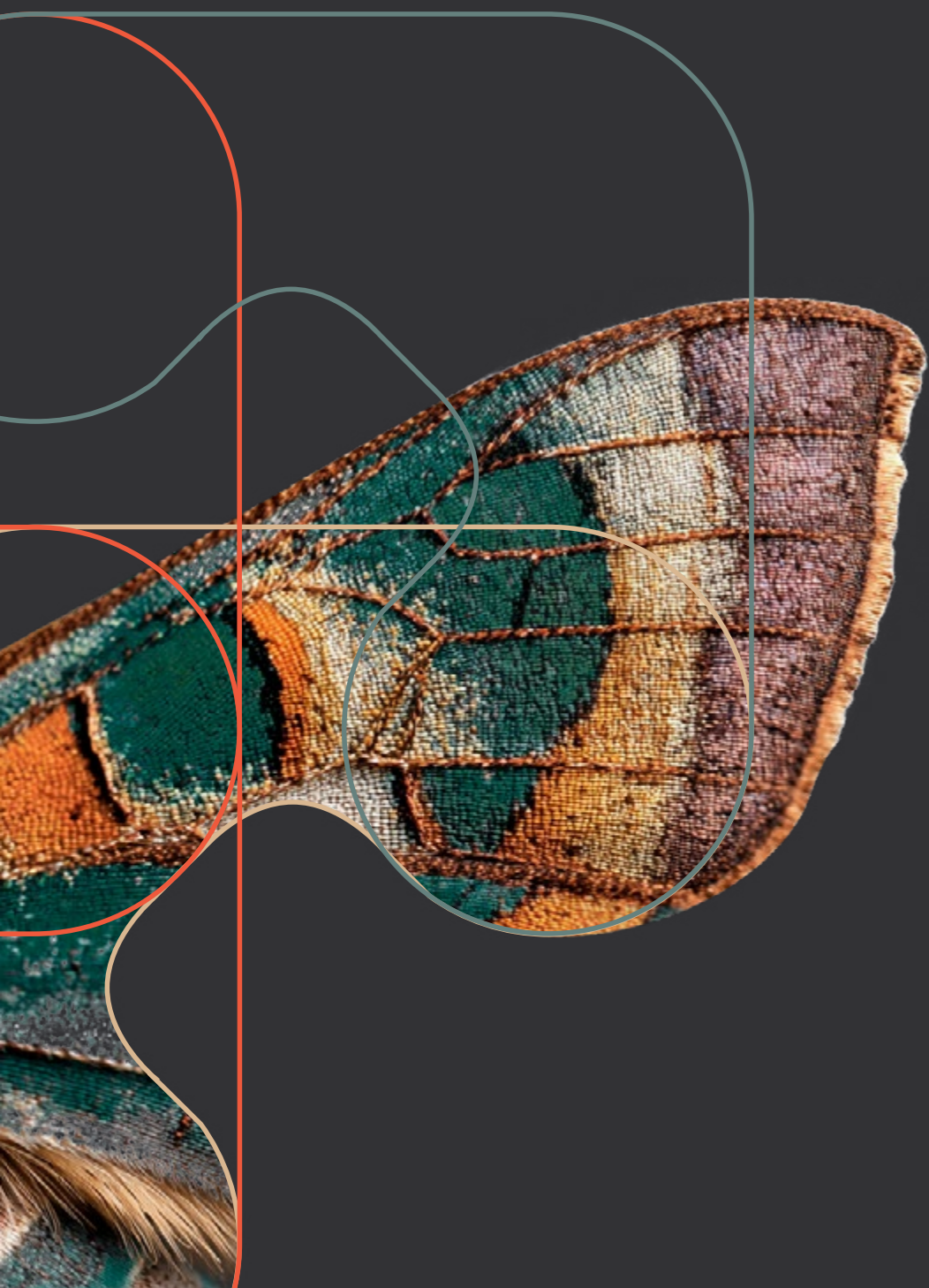
Norwich Research Park

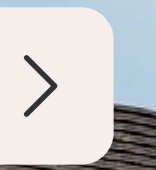
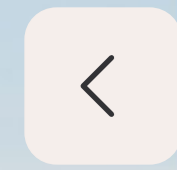
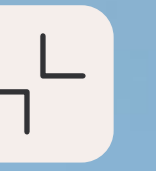
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Click on an image to enlarge





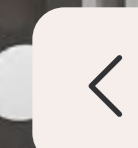
Hawkmoth Building



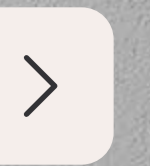
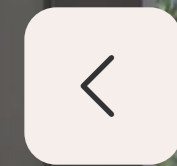
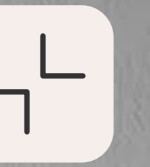




Home



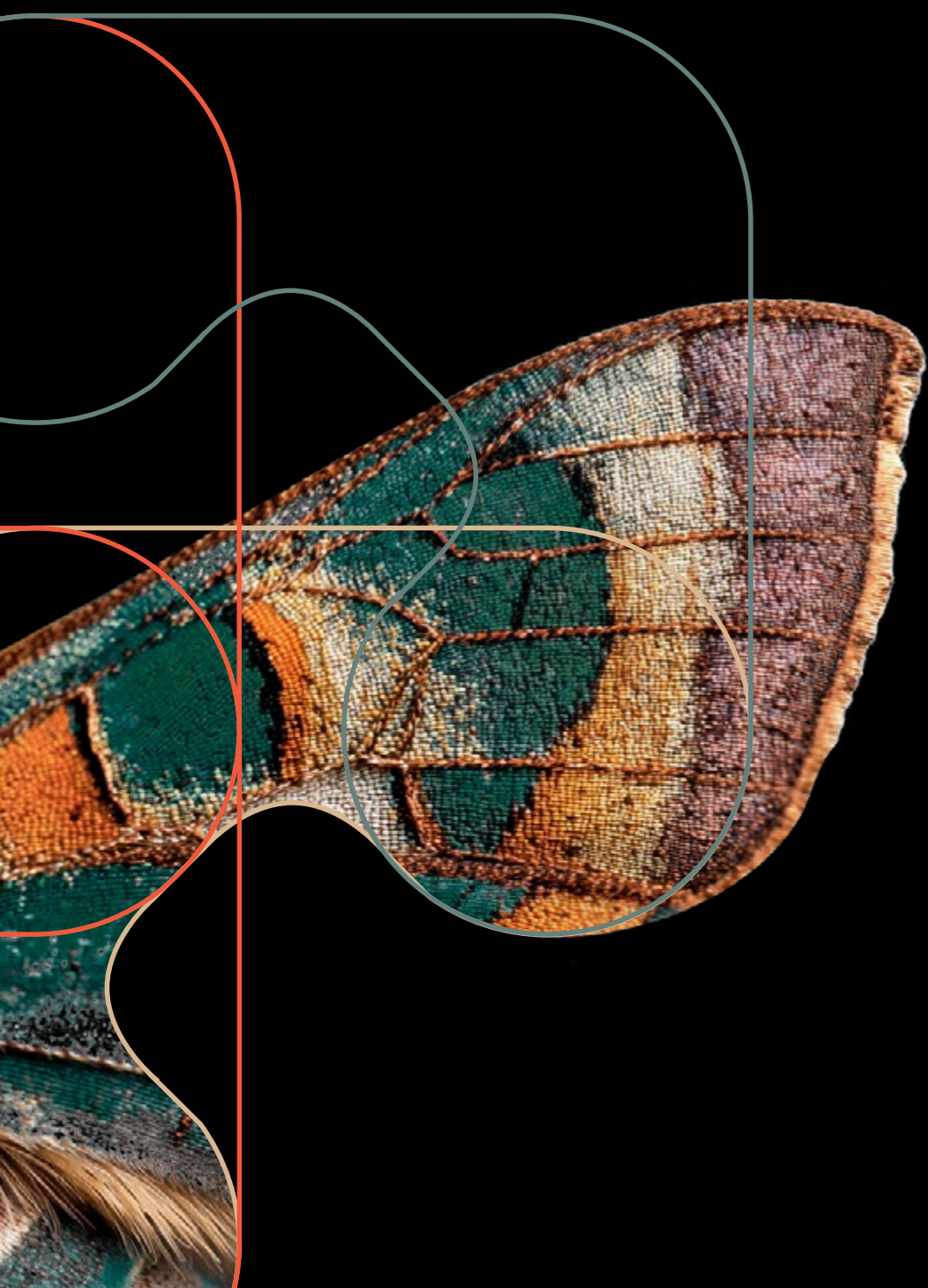
Computer Generated Image — For Indicative Purposes Only



Norwich Research Park is one of the largest single site concentration of research in agri-food, health, nutrition and the environment.



The only research campus in the UK with three BBSRC research institutes (Earlham Institute, John Innes Centre and Quadram Institute) along with The Sainsbury Laboratory, The University of East Anglia, Norfolk and Norwich University Hospital and a growing community of businesses and entrepreneurs.



Hawkmoth Building

Norwich Research Park

Why Here?

Masterplan Vision

Location

Contact

Why Norwich Research Park?

Norwich Research Park is an exceptional environment for successful science, innovation and business



Access to specialist research facilities and talent pool

Businesses joining the park get access to the specialist skills pool and opportunities to collaborate with global businesses.



Established business location

100,000 sq ft built and let to 50 companies from start-ups to high-growth businesses.



Industry engagement and enterprise activity

Creating new opportunities through an explorer fund, a pipeline of pre seed and seed stage companies, and an Entrepreneur Network Manager supporting start-up businesses.



A community of mutual regard

Strengthened through a programme of networking events and social activities for companies.



Range of accommodation

To meet a company's needs now and in the future with up to 1.6m sq ft of planning consent.



A suite of campus amenities

High-quality nursery, restaurant, café, meeting rooms and access to the UEA's Sports Park.



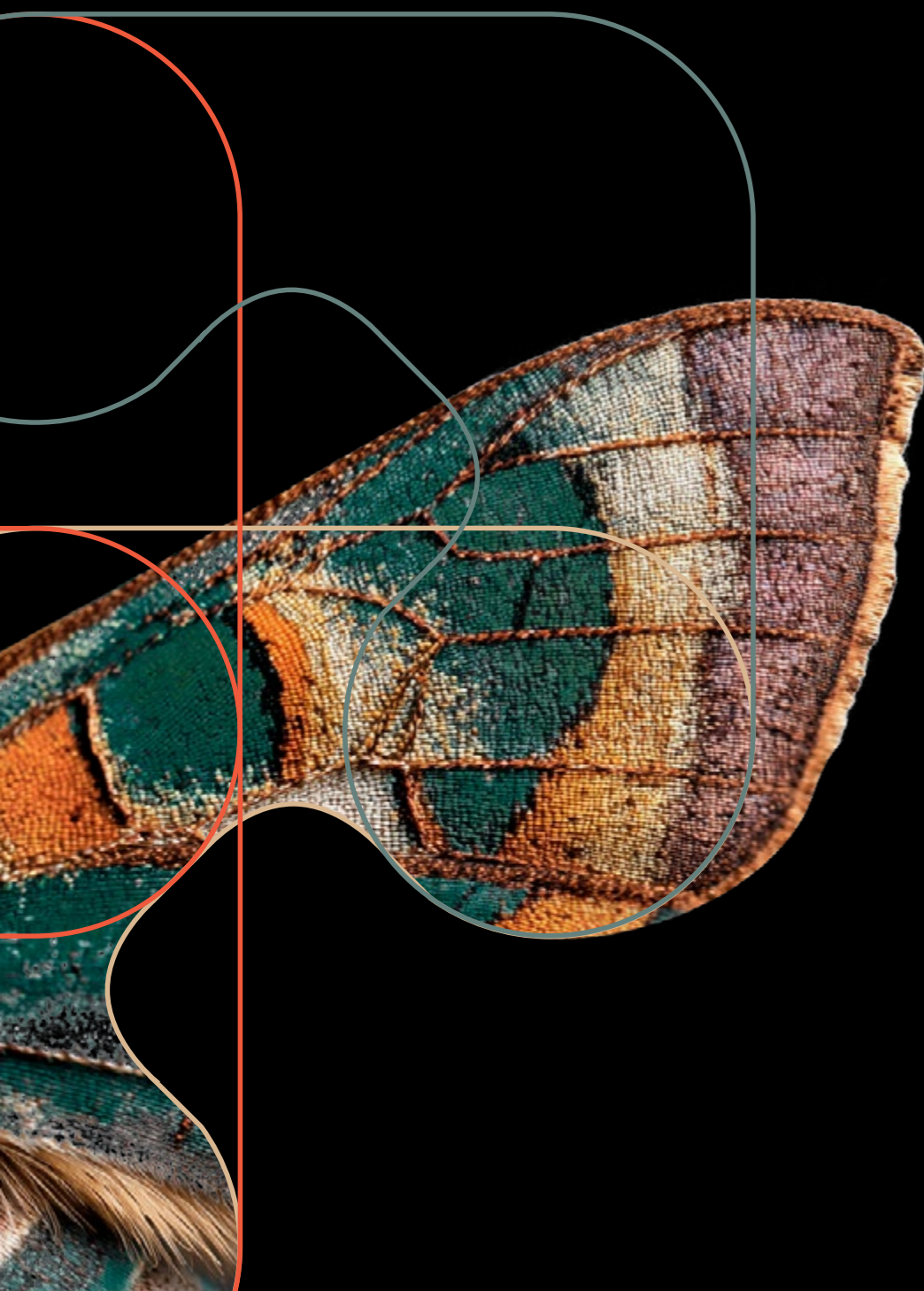
High quality of life

Cathedral city, open countryside, The Broads, extensive coastline and range of housing all in close proximity.




Great connectivity

Less than 5 minutes from the A47, 20 minutes from Norwich International Airport, direct trains to London, good public bus service and cycle paths link to the city centre.




Supporting Science. Enabling Growth. Shaping a Mature Life Science Campus Vision.

Over the coming years, Norwich Research Park is set to undergo significant development. Building on existing strengths, the Vision establishes the spatial, architectural and commercial conditions required to further scientific excellence, institutional expansion and long-term sustainability, ensuring the estate actively supports the ambitions of its community and the future success of science in the region and UK.


 1.6m sq ft of planning consent

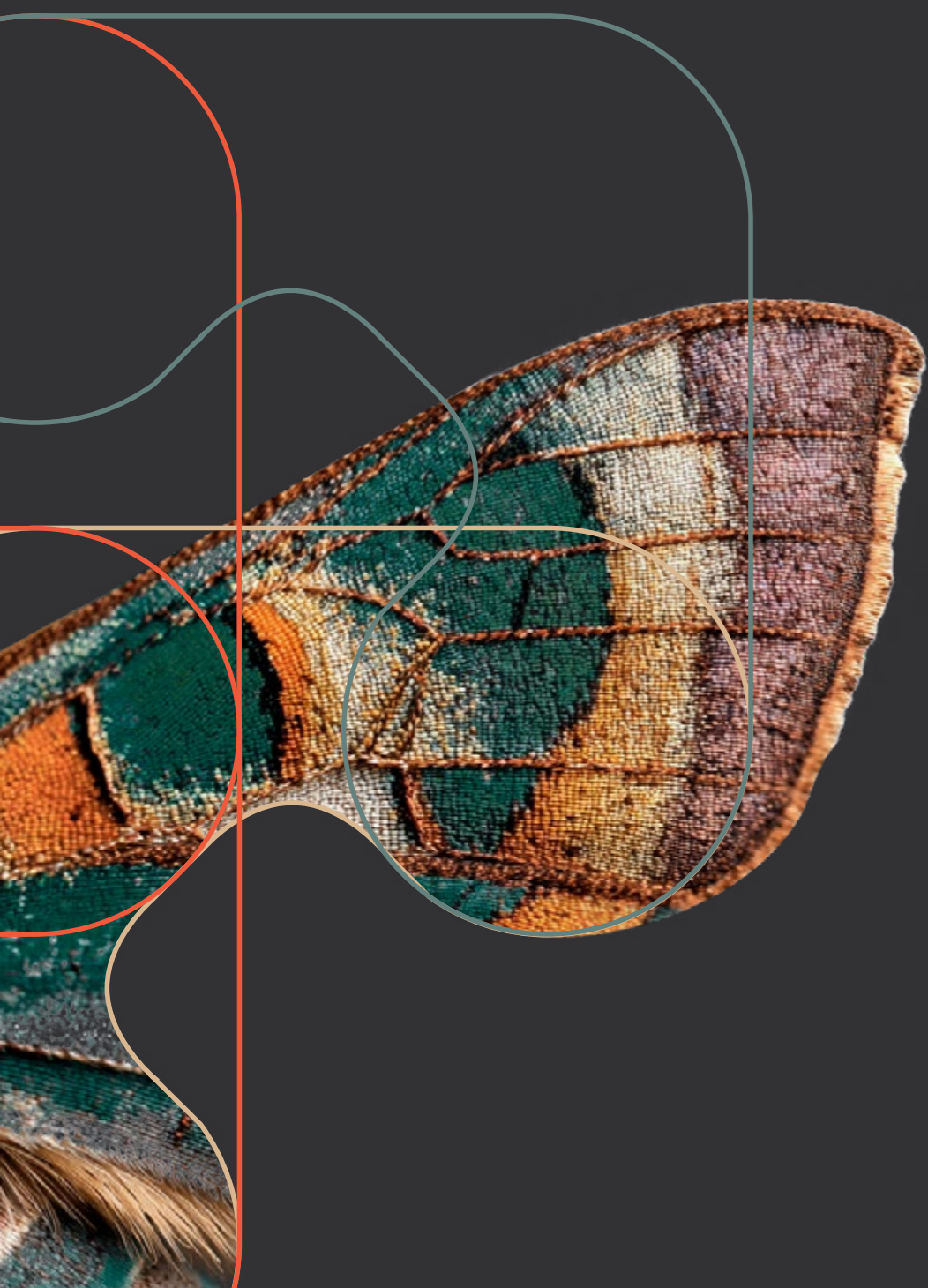
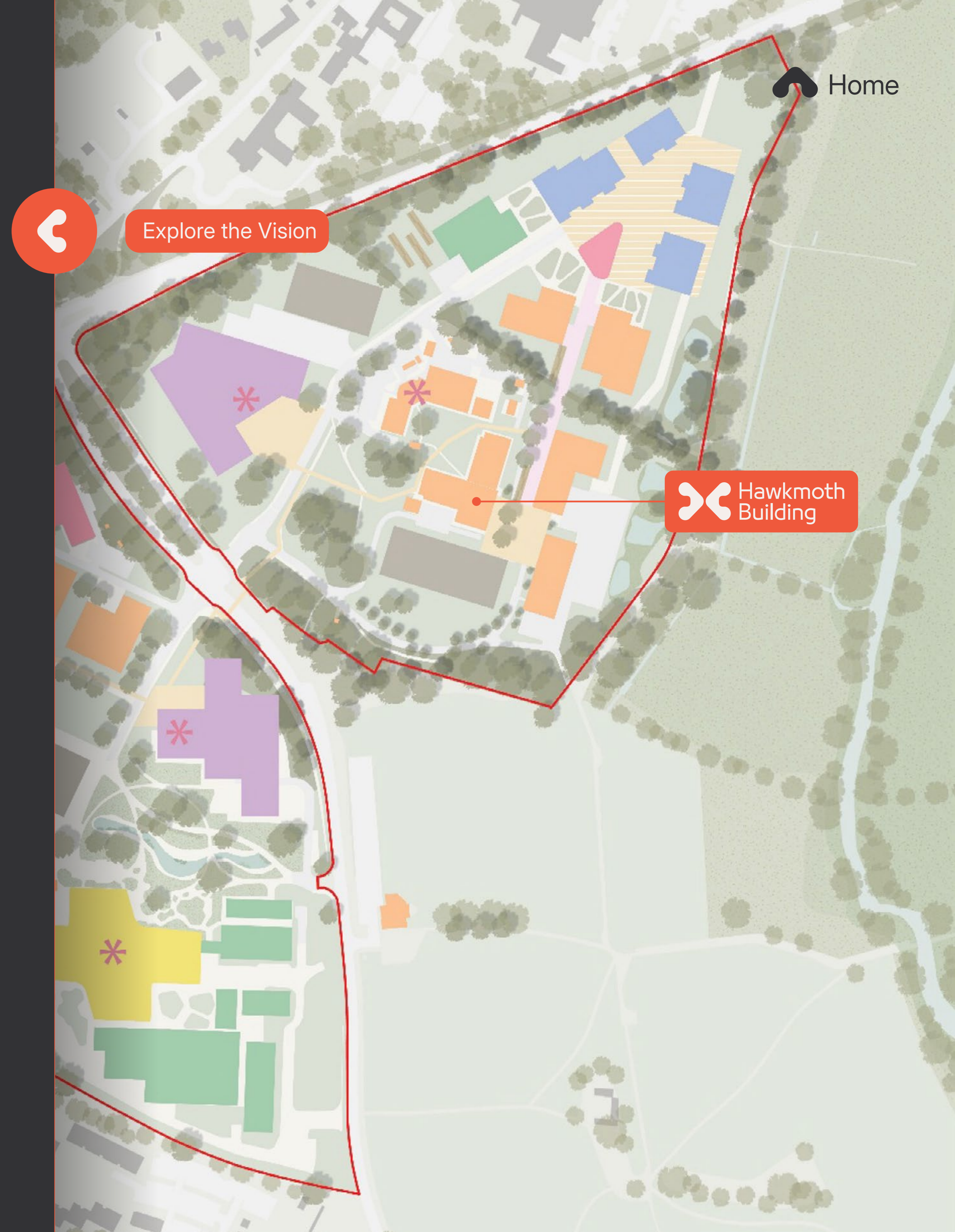
 Flexibility for Growth

 Huge variety of science accommodation

 Expanding research community

 Long-term sustainability

 Science-led campus design



Hawkmoth Building

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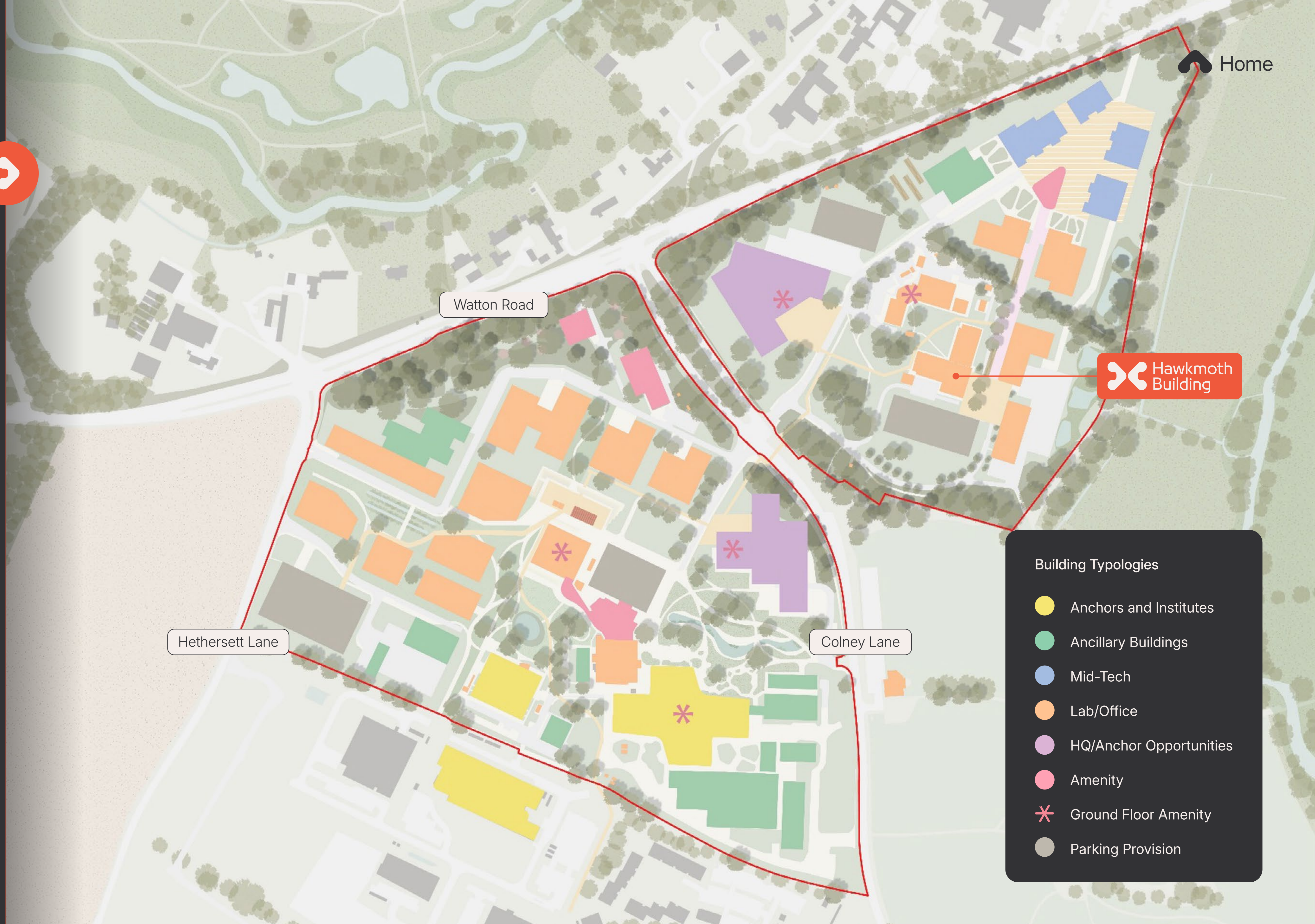
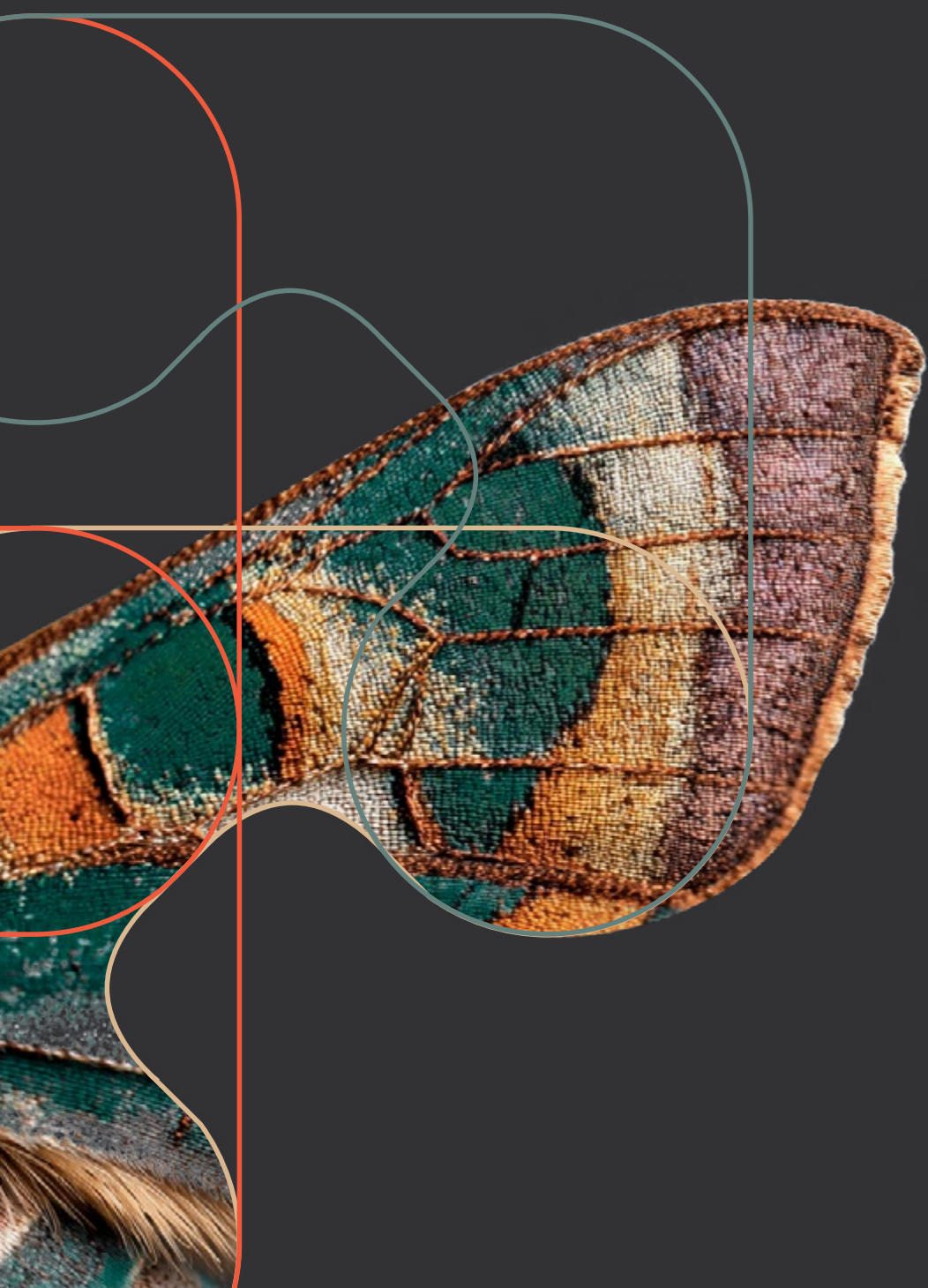
Norwich Research Park

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Home

Watton Road

Hethersett Lane

Colney Lane

Hawkmoth Building

Building Typologies

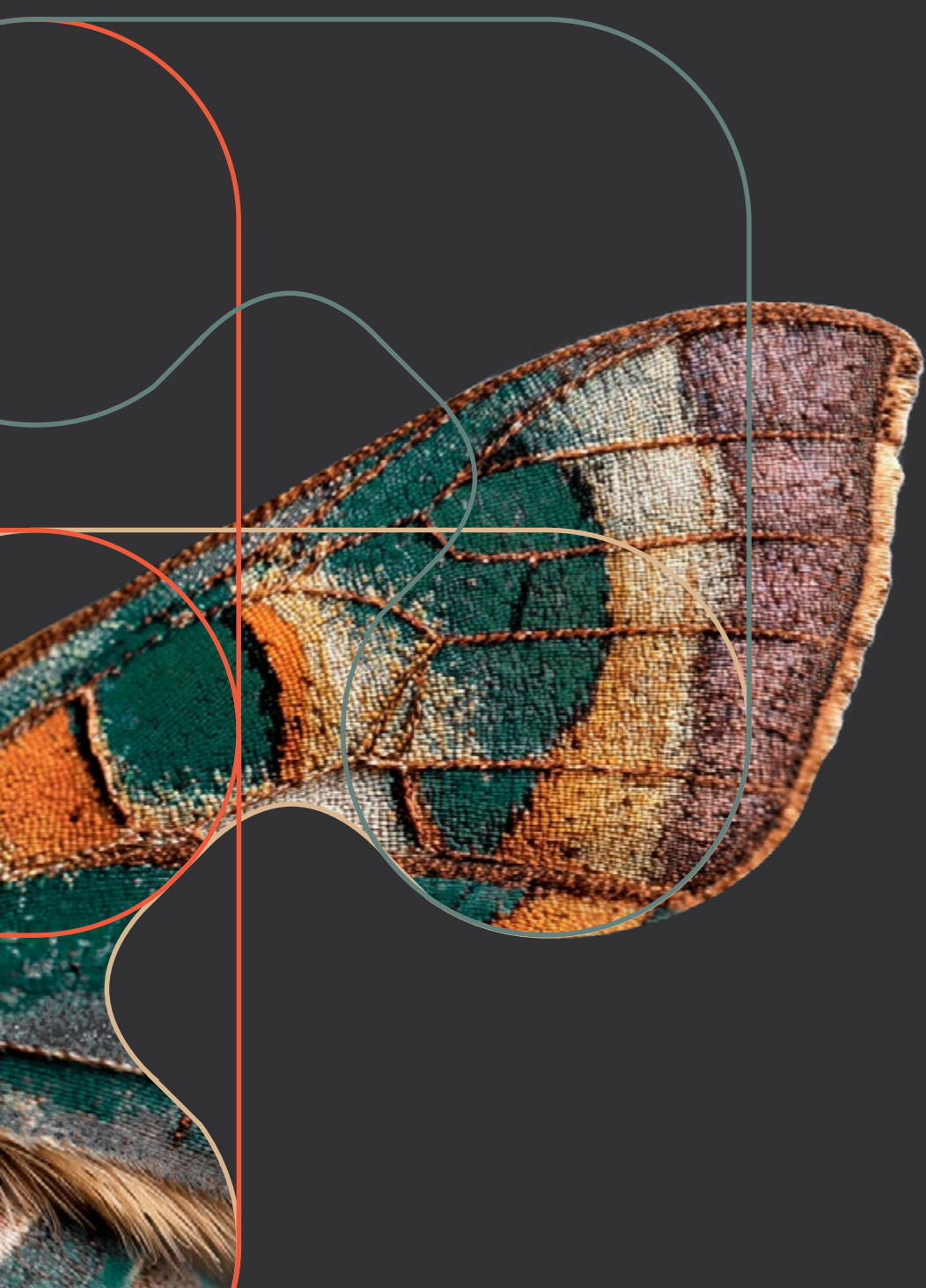
- Anchors and Institutes
- Ancillary Buildings
- Mid-Tech
- Lab/Office
- HQ/Anchor Opportunities
- Amenity
- ✱ Ground Floor Amenity
- Parking Provision

A convenient location for business

Norwich Research Park offers a compelling location for new businesses, start-ups and international companies due to its strategic transport links supporting easy commuting, client visits and supply-chain accessibility.

Norwich International Airport is just 20 mins away, with flights to Amsterdam, a main European hub. Direct line train to London Liverpool Street, running twice an hour, in 90 mins.

 Norwich Research Park Boundary



View the map



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Travel Times

Drive

Norwich City Centre	15 mins
Norwich Airport	20 mins
Stansted Airport	1 hr 30 mins
London	2 hrs 30 mins

Train

London Liverpool Street	1 hr 30 mins
Stansted Airport	1 hr 50 mins
Cambridge	1 hr 15 mins

Fly (from Norwich Airport)

Amsterdam	1 hr
Alicante	2 hrs 40 mins
Faro	2 hrs 55 mins

Home

20 mins drive to Norwich Airport



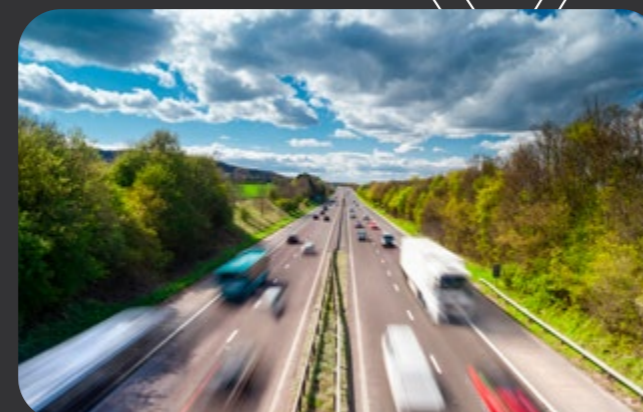
5KM



The Sainsbury Laboratory

Earlham Institute

A47



Norfolk & Norwich University Hospital

A11

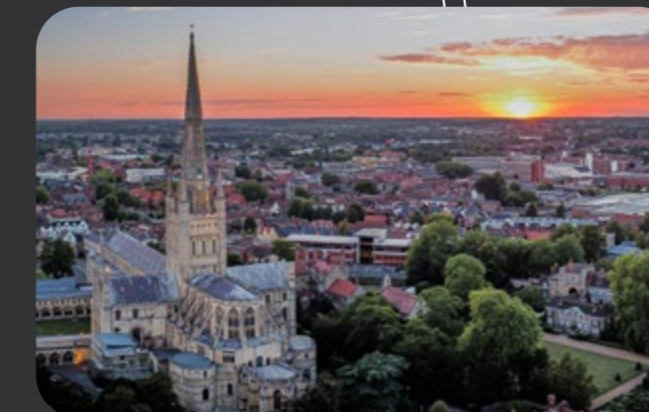
Hawkmoth Building

John Innes Centre

Quadram Institute

UEA

15 mins drive to the city centre



Norwich City Centre



1 hr 30 mins fast train to London

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Norwich Research Park

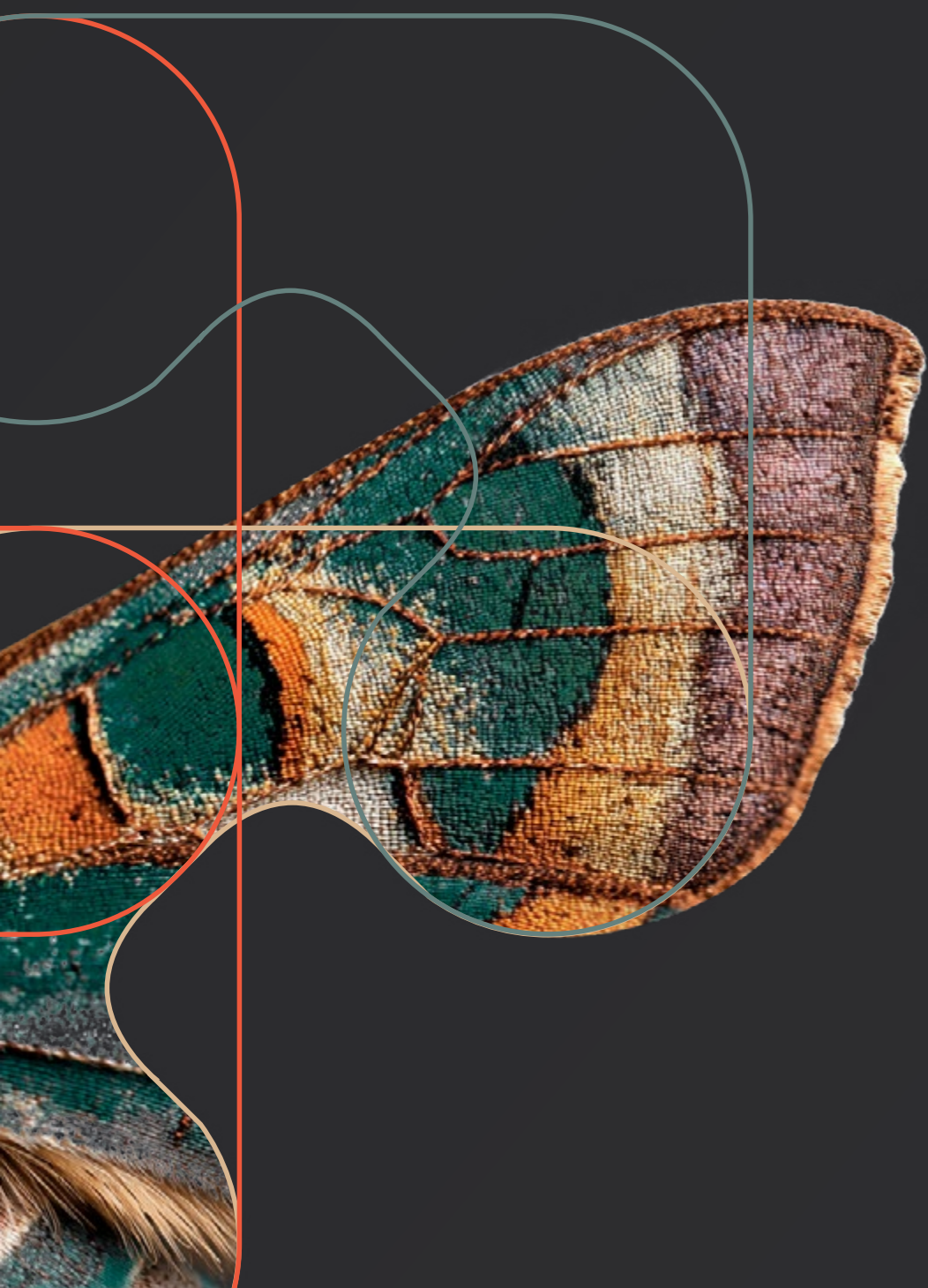
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A city of culture, commerce, and innovation

Norwich blends medieval heritage with a vibrant modern culture. Recognised by UNESCO as a City of Literature, it is known as the “City of Stories” and offers a thriving cultural scene, strong commercial centre and recently voted the UK’s premier place to live, according to the 2026 Sunday Times guide.



The city is also one of the UK’s greenest, with riverside walks, parks and cycle routes connecting the city to the surrounding countryside. Nearby natural assets such as the Norfolk Broads and the Norfolk coastline, combined with more affordable housing than cities like Cambridge, make Norwich an attractive place to live and work.

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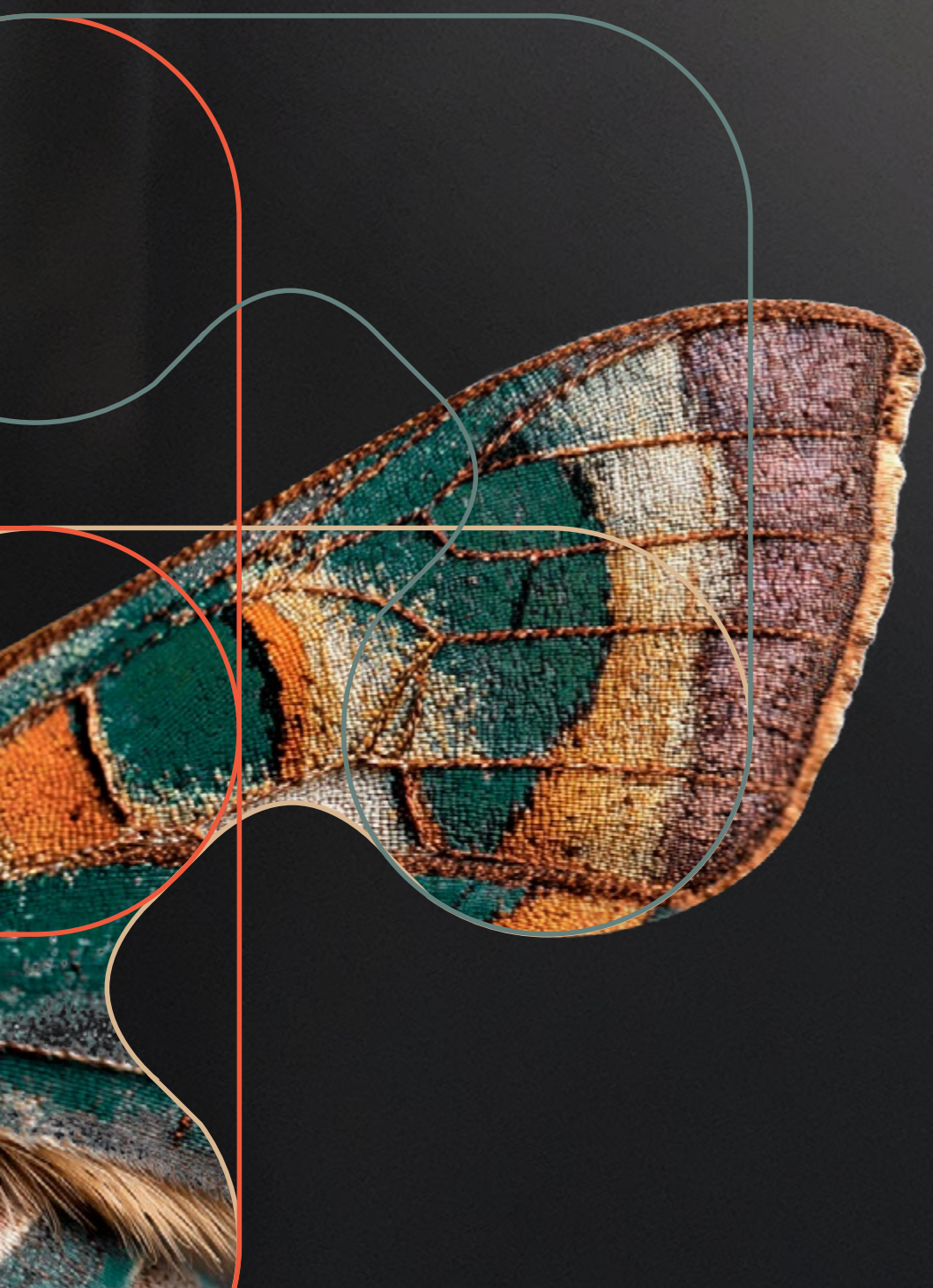
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Together we are taking science to the next level.

Join a community of 30,000 including 3,000 early-career researchers, at the forefront of engineering-biology research in the world.



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Funded and developed by



in partnership with
Norfolk County Council
and South Norfolk Council



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Available to let H1 2027

Norwich Research Park
Colney Lane, Norwich

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For further information, please contact the joint agents. May 2026.

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research
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 VENGROVE