

West Suffolk Advanced Manufacturing and Engineering Centre: Factsheet

Deal information

Deal announced	30/07/2026
Sector	Advanced Manufacturing
Location	Bury St Edmunds – West Suffolk
Counterparty	West Suffolk Council
NWF Finance	£8.8m
Product	Local Authority Lending



Summary

The National Wealth Fund (NWF) will provide £8.8m of finance to support the construction of an Advanced Manufacturing and Engineering (AME) Centre at Suffolk Business Park in Bury St Edmunds. The Centre will provide 17 small, flexible, light industrial units for AME SMEs, along with meeting and conference rooms, and other communal facilities. This project supports NWF's regional and local economic growth objective by providing space for early-stage AME business in the region to grow and prosper, creating high-skilled jobs and driving economic growth in the local manufacturing sector.

Sector context

Manufacturing is an important sector for West Suffolk's economy, accounting for nearly 10% of employmentⁱ and 12% of gross value addⁱⁱ. This project is key to deliver West Suffolk Council's (WSC) Strategic Priorities of 'Sustainable Growth' through supporting new and existing business

to grow; making West Suffolk an attractive place for businesses including high-skilled enterprises; and developing infrastructure that supports growth. There is evidence of unmet demand for the size and type of space that the AME Centre will provide to the area. However, smaller industrial units are less attractive for private developers to deliver, hence the need for public sector intervention.

Advanced Manufacturing is one of NWF’s four priority sectors and one of the growth-driving sectors identified in the Government’s Industrial Strategy.

Impact and additionality

The AME Centre will deliver 17 industrial units and associated communal facilities at Suffolk Business Park in Bury St Edmunds. WSC will appoint an innovation partner, acting as landlord but also providing tailored business support and fostering a collaborative community of innovative businesses. The Centre is anticipated to create or support at least 55 jobs once operational.

Whilst this project will primarily deliver economic growth impact, it has been designed to minimise its environmental impact. Measures including a ‘fabric-first’ approach to energy efficiency, rooftop solar PV, and EV charging provision are expected to reduce the project’s operational emissions intensity by 52% against a comparable development.

An additionality assessment is not required for our local authority lending, however there is evidence to show that public sector intervention is needed to deliver this type of industrial space and support AME SMEs in the local area.

ESRG considerations

The NWF takes a proportionate approach for Local Authority-led projects. This project aligns with the NWF ESRG Frameworkⁱⁱⁱ and our Do No Significant Harm (DNSH) principles. The assessment identified no significant ESRG risks. West Suffolk Council is committed to achieve net zero by 2039 backed by a net zero plan^{iv} and an Environmental Policy Statement^v.

Impact metrics

Impact	Metric
£560m	Total Investment in Sector ^{vi}
>55	Direct Jobs Created and Supported ^{vii}
2,600 tCO ₂ e	GHG Emissions ^{viii}
17	Number of industrial units ^{ix}

ⁱ WSC (2024) [About the area](#)
ⁱⁱ ONS (2023) [Regional gross value added \(balanced\) by industry: all ITL regions](#)

iii [NWF ESG Framework 2023](#)

iv WSC (2025) [Tackling climate change](#)

v WSC (2025) [Environment Policy Statement](#)

vi This is our 5th deal in the Advanced Manufacturing sector.

vii 30 attributed to NWF's financing.

viii Rounded, 1,300 tCO₂e attributed to our financing.

ix 9 attributed to our financing.