



Open for Business



- Sub 10 minute access to the M1 and A1 on the newly dualled A421
- Fast access to London by train (35 minutes)
- 30 minutes to 80 international flights
- 30 million people (½ UK population) within a 2 hour drive
- Educational excellence: world renowned for academic success
- Over 37% qualified to degree level (or higher)
- 85,200 workforce with 40,000 university students within 30 miles
- Centrally located in a technology & innovation corridor
- Beautiful countryside surrounding historic town on the River Great Ouse
- Nearly 5,500 businesses employing some 80,000 people
- One team committed to helping you to locate and grow in the Bedford area including Directly Elected Mayor, Chief Executive, Economic Development, Planning, Highways and others

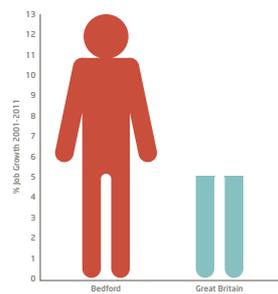


Growth

| | % Change 2001-2011 | |
|------------|--------------------|----------|
| | Bedford | National |
| Population | +9% | +8% |
| Jobs | +13% | +5% |
| Households | +7% | +8% |

Source: ONS 2011 Survey

Bedford Job Growth Way Ahead of the Rest



Workforce

- Workforce: **85,200**
- Population seeking work: **5,000**
- Predicted Growth 2012-2032: **+15%**

Source: Bedford Borough Employment Monitoring Report, 2013/2014



Land and Premises

| | |
|-----------------------------|---------------------------|
| Existing Premises Capacity | 1,800,000 Square Metres |
| Development 2002-2014 | 63.5 hectares / 157 acres |
| Land Available for Business | 212 hectares / 524 acres |
| Strategic Site Capacity | 505,000 Square Metres |

Source: Bedford Borough Employment Monitoring Report, 2013/2014

Average Gross Weekly Wage Cost

| | Bedford | Milton Keynes | Cambridge |
|---------------|---------|---------------|-----------|
| 1 Employee | £493.70 | £559.10 | £575.80 |
| 10 Employees | £4,937 | £5,591 | £5,758 |
| 50 Employees | £24,685 | £27,955 | £28,790 |
| 100 Employees | £49,370 | £55,910 | £57,580 |

Source: ONS Annual Survey of Hours and Earnings - Workplace Analysis



Education and Skills

| | Bedford Population Numbers | Bedford % of Population | East % of Population | National Average % of Population |
|----------------------------|-------------------------------|----------------------------|-------------------------|-------------------------------------|
| Degree & above (NVQ 4) | 37,800 | 37.6% | 33.1 % | 36% |
| A-Level equivalent (NVQ 3) | 59,400 | 59.1% | 54.1% | 56.7% |
| GCSE equivalent (NVQ 2) | 73,900 | 73.5% | 72.1% | 73.3% |
| NVQ 1 & below | 86,600 | 86.1% | 86% | 85% |

- 74 State Schools (including Academies)
- 10 Private Schools including 4 Harpur Trust which achieved on average 97% A* to C GCSE
- Bedford College: 13,300 Students
- University of Bedfordshire: More than 24,000 Students from over 100 countries
- Cranfield University (wholly Post-Grad Courses): 4,650 Students from over 100 countries



Source: ONS 2014-15 Annual Population Survey

Residential - Sales & Lettings



| | Bedford MK42 (Rental, Per Month) | Bedford MK42 (Purchase) | Milton Keynes (Purchase - MK10) | Cambridge (Purchase - CB1) |
|---------------------|-------------------------------------|----------------------------|------------------------------------|-------------------------------|
| One Bedroom Flat | £550 | £87,000 | £150,000 | £225,000 |
| Terrace | £750 | £139,995 | £200,000 | £395,000 |
| Semi-Detached House | £825 | £185,000 | £270,000 | £575,000 |
| Detached House | £1,250 | £250,000 | £310,000 | £600,000 |

Source: www.rightmove.com & www.zoopla.co.uk

Housing and Growth

- 40,280 homes in towns of Bedford and Kempston, 20,968 in rural area.
- 2001-2014: 6,760 new homes
- 2015-2021: 6,700 new homes

Leisure

- 470 retail stores and major development schemes under construction
- 30 miles of water, to walk beside and enjoy
- 2,350 acres of accessible green space
- 6 cinema screens and 4 theatre venues
- The Higgins Bedford - museum & art gallery
- Several leading adrenalin and sports attractions
- 560 miles of countryside footpaths

