



BROADLAND FOOD INNOVATION CENTRE

THE FOOD ENTERPRISE PARK • A47 • NORWICH • NORFOLK • NR9 5FX

13 brand new food and drink production units
from 1,646 to 4,962 sq ft (153 to 461 sq m)

- Part of the 100 acre Greater Norwich Food Enterprise Zone
- Environmentally sustainable - built to BREEAM 'Excellent' standard
- On-site business and technical support
- Test kitchen facilities
- Secure site
- Food grade specification

TO LET



LOCATION

The Broadland Food Innovation Centre is set within the Food Enterprise Park, approx. 9 miles to the west of Norwich at Honingham. The site immediately adjoins the A47, one of the main transport routes in the region linking Norwich to King's Lynn and Peterborough to the west, and provides easy access to London and Cambridge via the recently dualled A11 and M11.

The Food Enterprise Park is a 100-acre development site within the Greater Norwich Food Enterprise Zone, the first 46 acres of which benefits from Local Development Order status to encourage and support food production, processing and agriculture through the co-location of commercial enterprises.

The Broadland Food Innovation Centre will have strong links to the nearby Norwich Research Park, one of the largest single site concentrations of research in food, genomes and health in Europe.



DESCRIPTION

The Broadland Food Innovation Centre is designed to support growing food and drink businesses and help facilitate their growth and drive commerce. The 13 food grade units of varying sizes will be completed to a 'ready to use' standard. The units range from 1,646 sq ft to 4,962 sq ft, all within a secured site, and will benefit from the on-site Innovation Support and test kitchen facilities which will be constructed as part of the scheme.

The units will have a production area, office, WCs and kitchenette. The buildings have been designed specifically with food and drink production in mind, and the concept behind the Centre is to build a hub of likeminded occupiers to foster networking and support for small/ medium sized businesses in the food and drink industry.



ACCOMMODATION

The following unit sizes are available:

	SQ.FT	SQ.M
Small	1,646	153
Medium	2,475	230
Large	4,154	386
Extra Large	4,962	461

SPECIFICATION

The BREEAM "Excellent" units are to be built to a food production grade standard incorporating the following specification:

- Production space - white foodsafe finish to production areas, internal drainage, roller shutter door, resin floor
- Office space - Cat A fit out with full decoration, carpeting, power and data points, intercom system at entrance, WCs and kitchen facilities
- Changing rooms, cleaners cupboard and segregated loading bay to each unit
- Photovoltaic panels

A more detailed specification is available upon request.

ONSITE SUPPORT

The Broadland Food Innovation Centre will have a dedicated team on site which will coordinate the provision of support and other services, as well as manage the building on behalf of businesses.



INNOVATION SUPPORT AND CLUSTER

The integrated partnership of Hethel Innovation and the University of East Anglia will provide a wrap round service for a developing business. This includes bespoke innovation support with access to experts on every aspect of business growth and a cluster bringing together research, academia, supply, production, the food communities, charities, agriculture, government and finance. This will be available to both tenants and eligible businesses.

TENURE

The units are available to let for a term of years to be agreed on effectively full repairing and insuring terms.

RENT

Upon application.

VAT

VAT will be charged in addition to rent and service charge payments.

SERVICE CHARGE

A service charge will be levied to cover communal costs of the repair and maintenance of common parts of the development and the exterior of the buildings, along with the provision of support services.

BUSINESS RATES

The units will be individually assessed for business rates upon completion and payment will be the responsibility of the tenant.

EPC

The units will be assessed upon completion.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:

Nick Dunn
01603 598 241
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BROWN & CO

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