



➔ **Quality Bespoke Buildings**

➔ **Conveniently located just off the A12 within the prestigious Beacon Park**



RATES FREE*

* subject to eligibility

➔ **Beacon Park is the premier business location on the east coast of East Anglia and an established energy sector hub.**

➔ **All sizes considered**

➔ **For Sale or Pre Letting**

➔ **A Development by Great Yarmouth Borough Council**
www.beaconpark.co.uk

➔ **Location:** Conveniently located on the A12, to the south of Great Yarmouth, Beacon Park gives excellent access to the ports of Great Yarmouth and Lowestoft, and Norwich via the A47.

➔ **SAT NAV:** NR31 7BB

➔ **By Road:** Beacon Park is accessed directly from the A12 to the south of Great Yarmouth. The A12 provides access to Ipswich, Felixstowe and London and joins with the A47 which in turn provides excellent access to Norwich; A11/A14 to the Midlands and the A11/M11 north and south.

➔ **By Rail:** Great Yarmouth benefits from good rail connections to Norwich with half hourly services at peak times. Norwich has half hourly rail services to London Liverpool Street and also to Peterborough, providing connections to most northern destinations.

➔ **By Sea:** Great Yarmouth has excellent port facilities which are now further enhanced by Eastport, which is a modern multipurpose facility integrating a deep water outer harbour which is capable of berthing substantial freight, southern north sea energy sector and 'jack up' vessels.

➔ **By Air:** Norwich International Airport is 23 miles (37 kilometres) from Great Yarmouth, providing direct scheduled flights to Schipol Airport, Amsterdam with connections to many worldwide destinations and regular flights to UK destinations including Aberdeen, Edinburgh and Manchester.

➔ **All enquiries to the joint sole agents:**

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Bespoke Buildings: We are able to accommodate most type and size requirements. Our marketing agents would be happy to meet with you to discuss your company's specific requirements.

Experience: We have already delivered 14 warehouse units at Blackfriars Court, five offices at Wellington Park, two large speculative units on Lancelot Road, a design and build premises occupied by Hydra Rig, two large buildings for Acteon companies, an office and ambulance station for East Anglia Ambulance Trust and an office for Stephenson Smart LLP. So far we have built, or have under construction, 31,824 m² (342,561 sq ft) of commercial buildings on 11.2 hectares (27.67 acres).



Enterprise Zone status: Occupiers will benefit from five years Business Rate Exemption (subject to eligibility), in addition to the provision of superfast broadband and fast, simplified planning approval.

Grant Funding: For information on potential grants and loans available please contact New Anglia Growth Hub Helpline, free of charge on 0300 456 3565 or email: growthhub@newanglia.co.uk website: newangliagrowthhub.co.uk

