



## Location

The site is prominently situated on the Airport Industrial Estate on the north side of Norwich, adjacent to The Aviation Academy and the operational area of Norwich Airport, and in walking distance of the terminal with improved links now planned. The Airport handles approximately 500,000 passengers annually and is a hub for the southern North Sea offshore industries in the oil, gas & windfarm energy sectors. The Airport and the Industrial Estate have been made very accessible in the Norwich area by the opening of Broadland Northway (Norther Distributor Road).

The property is on one of the Norwich's largest established business estates with nearby occupiers including KLM, Lotus, Norse, Booker and Anglian Windows. The site has three road frontages, the others being to Liberator Road Anson Road.

## Description

The site extends to 1.59 acres (0.64 ha) and is roughly square in shape and reasonably level. It has been cleared for development. There are a number of trees around the perimeter and the road boundaries have palisade fencing with electric gates to Spitfire Road and Anson Road.

## Planning & Uses

The site has full planning permission for a 126 room hotel, with 90 parking spaces. The planning permission is implemented and CIL paid (with no green levy applicable).

The site is in an area zoned for employment uses and is considered suitable for a wide variety of other commercial uses, subject to planning consent.

## Services

Mains electricity, water and drainage are understood to be connected to the property or available. Interested parties are encouraged to make enquiries as to whether these are sufficient for their requirements.

## Tenure & Terms

The site represents an extremely rare opportunity to acquire **FREEHOLD** land on the Airport Industrial Estate.

## Price

On application.

## Possible Letting

Consideration will be given to a letting of part or all of the site, on either a short or long term basis.

On a short term basis, the site is considered suitable for open storage, parking and occupation with temporary buildings, subject to planning permission. On a longer term basis, consideration will be given to developing accommodation to suit the needs of a tenant on a pre-let basis. Consideration may be given to letting the site in parts.

## Viewings & Further Information

**James Allen**  
Roche Chartered Surveyors  
01603 756332 / 07778 297298  
jamesa@rochecs.co.uk

**Philip Johnston**  
Guildprop  
07870 555744  
pj@guildprop.com

## Legal Costs

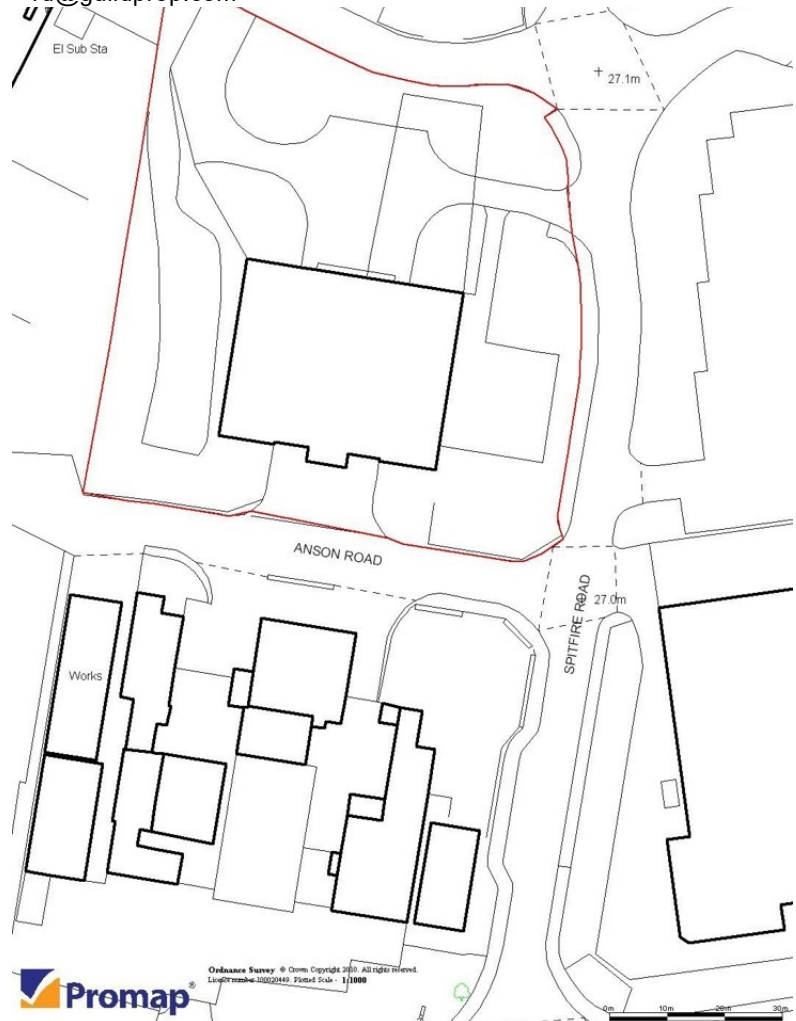
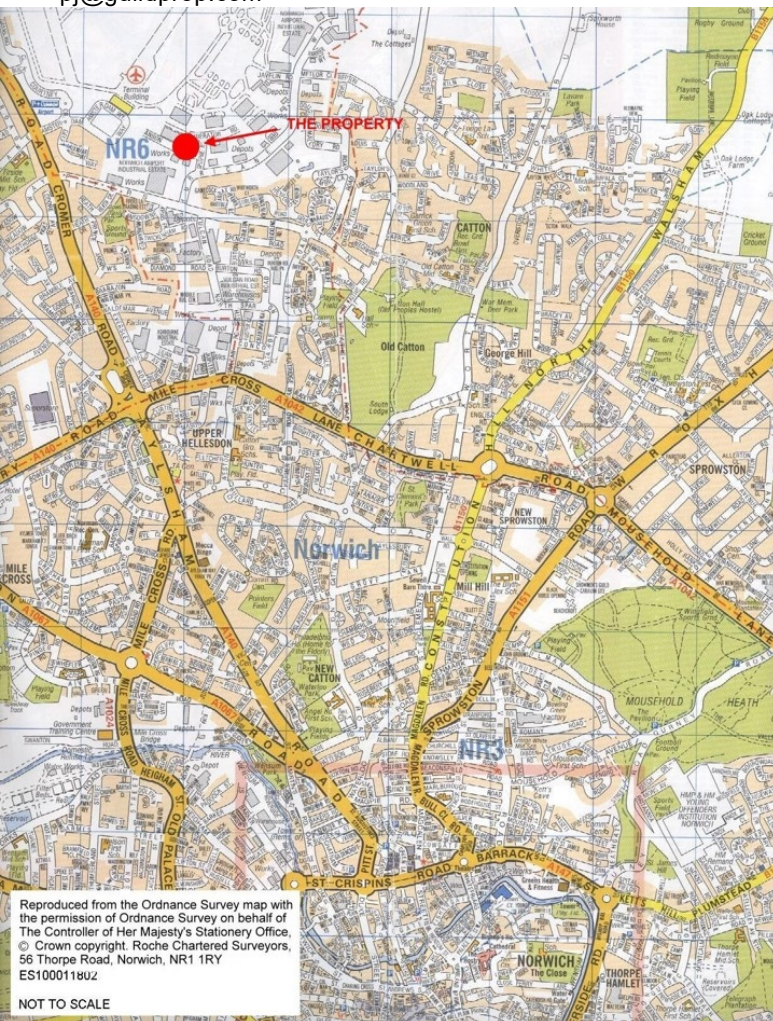
Each party is to be responsible for their own legal costs incurred in the transaction.

## Please Note

The buildings shown on the site plan and site image (lined red), have now been demolished.

**Ben Common**  
Roche Chartered Surveyors  
01603 756340 / 07917 762230  
benc@rochecs.co.uk

**Richard Davis**  
Guildprop  
07818 096559  
rd@guildprop.com



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