

NORWICH'S PREMIER BUSINESS LOCATION



A prime new industrial and logistics development

Four high specification units - 14,800 sq ft (1,375 sq m) to 31,735 sq ft (2,948.28 sq m) to let

Design & build options from 10,000 to 100,000 sq ft and freehold serviced plots





A47 Southern Bypass

A1042 Yarmouth Road

A1270 Broadland Northway (NDR)

Amenities

- 1. Waterside café
- 2. Broadland View Restaurant
- 3. Premier Inn
- 4. Costa Coffee
- 5. Fieldfare Pub
- 6. Bannatyne Health Club
- 7. Busy Bees Nursery

Occupiers:

- 1. Yodel
- 2. Gardners Books
- 3. BT
- 4. DX
- 5. Menzies Distribution
- 6. D & F McCarthy
- 7. Start-rite
- 8. Norwich Instrument Services
- 9. Makro
- 10. GAP Group
- 11. Driving Standards Agency
- 12. Delta Fire



BROADLAND BUSINESS PARK

Broadland Business Park is Norwich's premier business and distribution location with over 1,000,000 sq ft already developed and occupied, and includes extensive on-site amenities for occupiers and visitors. The business park occupies the best location for distribution in the Norwich area, sitting beside the intersection of the A47 Norwich southern bypass and the A1270 Broadland Northway (Norwich Northern Distributor Road). The excellent communications enable easy access to all parts of Norwich, including the airport, and the East Anglian area generally.

Existing distribution occupiers include Yodel, DX, Gardners Books, Start-rite Shoes, Menzies Distribution and D & F McCarthy.

Infrastructure is in place to progress the next phase of development:

Four new high-specification warehouse units, totalling c. 90,000 sq ft (8,360 sq m), available in early 2023 – detailed planning consent anticipated

Further plots for bespoke units and freehold land sales

Units from 14,000 sq ft (1,300 sq m)

Plots from 1.5 acres (0.6 ha).



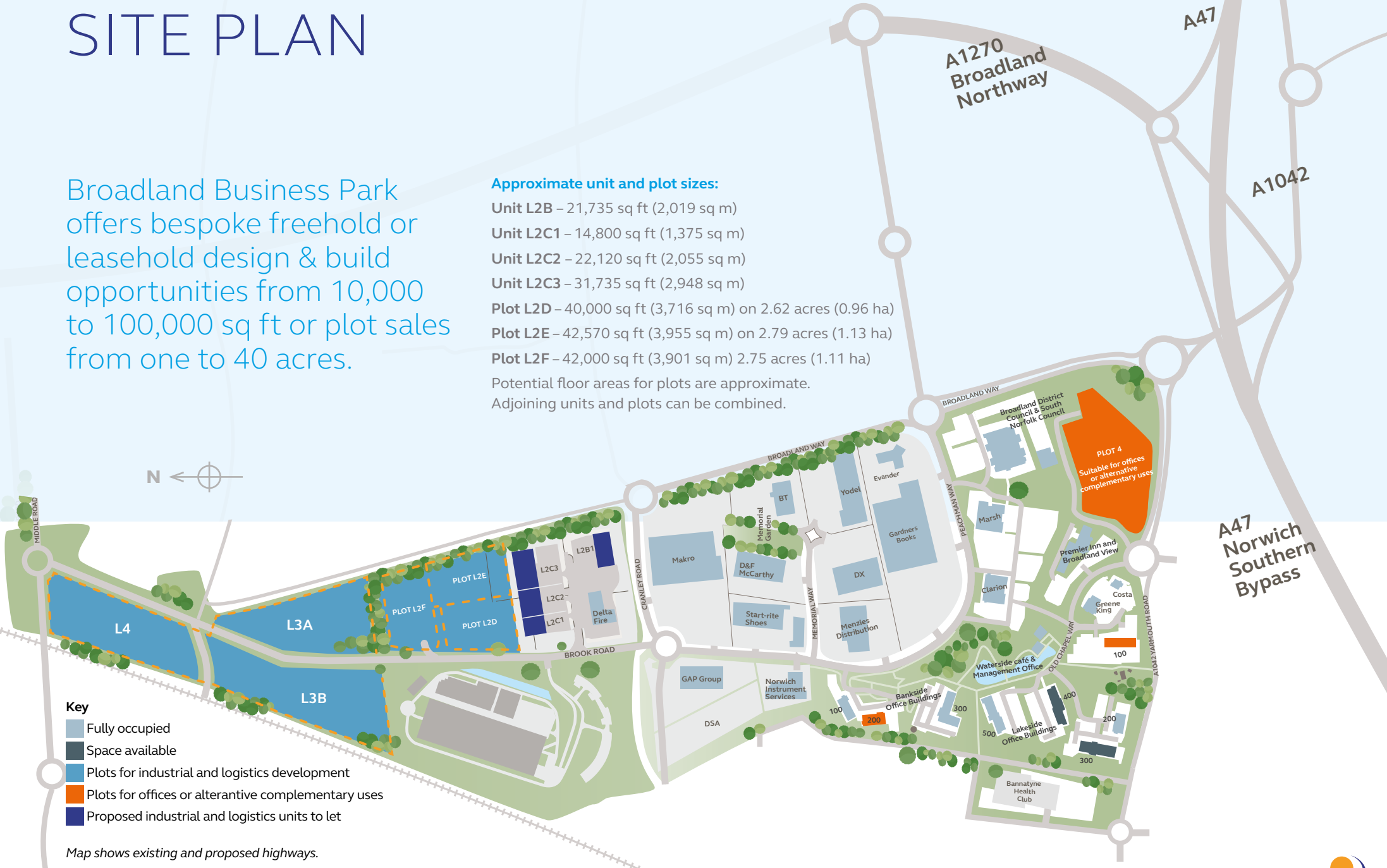
SITE PLAN

Broadland Business Park offers bespoke freehold or leasehold design & build opportunities from 10,000 to 100,000 sq ft or plot sales from one to 40 acres.

Approximate unit and plot sizes:

- Unit L2B** – 21,735 sq ft (2,019 sq m)
- Unit L2C1** – 14,800 sq ft (1,375 sq m)
- Unit L2C2** – 22,120 sq ft (2,055 sq m)
- Unit L2C3** – 31,735 sq ft (2,948 sq m)
- Plot L2D** – 40,000 sq ft (3,716 sq m) on 2.62 acres (0.96 ha)
- Plot L2E** – 42,570 sq ft (3,955 sq m) on 2.79 acres (1.13 ha)
- Plot L2F** – 42,000 sq ft (3,901 sq m) 2.75 acres (1.11 ha)

Potential floor areas for plots are approximate.
Adjoining units and plots can be combined.



Map shows existing and proposed highways.



A PLACE FOR BUSINESS



	Miles	Km	HGV hours*
London	121	195	4h 15m
Birmingham	165	266	5h 20m
Cambridge	60	97	2h 10m
Peterborough	82	132	2h 45m
London Stansted	90	145	2h 30m
London Heathrow	151	243	4h 15m
London Luton	105	169	3h 20m
Great Yarmouth	17	27	0h 40m
Felixstowe	61	98	2h 00m
Harwich	71	114	2h 30m
Dover	179	288	5h 15m

*Estimated

Norwich is a cathedral city with two universities...

a wealth of historic buildings, a rich heritage and ready access to unspoilt countryside and the Norfolk Broads.

Norwich is designated for significant growth...

with 37,000 houses and 27,000 new jobs planned in the period up to 2026. A significant proportion of the planned growth is scheduled for the east side of the city in the immediate area of Broadland Business Park.

Numerous national and international companies...

including Aviva, Marsh, Lotus, Newsquest, BBC, ITV Anglia, John Innes Centre and Moneyfacts are located in this dynamic business region.



Timings are approximate



LOCATION



Broadland Business Park has excellent access to the A47 and A11 trunk roads to London, the Midlands and east coast ports, Norwich Airport via the A1270 Broadland Northway and Norwich railway station.



ROADS

The Park is adjacent to the A47 Norwich Southern Bypass and the A1270 Broadland Northway.



AIRPORTS

Norwich Airport is a few minutes away. London Stansted is around 1 hr 40 mins by car.



PORTS

The ports of Great Yarmouth, Harwich and Felixstowe are within easy driving distance.



BUSES

Bus routes provide frequent access to and from Norwich city centre and the local area.



RAIL LINKS

There are frequent services to London, Cambridge, Peterborough, the Midlands and North West.



NORWICH'S PREMIER BUSINESS LOCATION



For further information, please contact the agents:



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As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. May 2023.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.