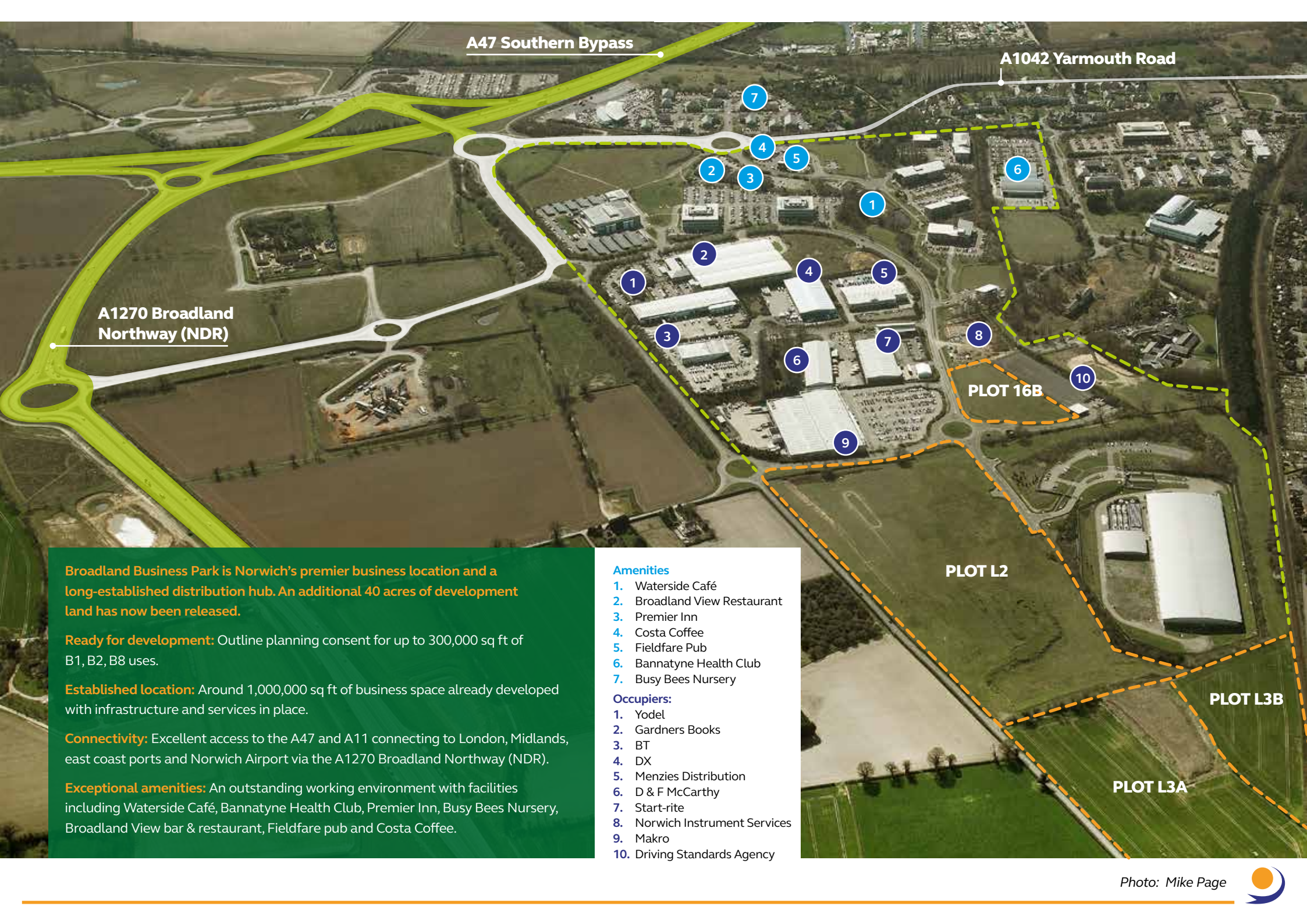


NORWICH'S PREMIER BUSINESS LOCATION



A prime industrial and logistics development opportunity
Design & build options from 10,000 to 100,000 sq ft and land sales





A47 Southern Bypass

A1042 Yarmouth Road

A1270 Broadland Northway (NDR)

Broadland Business Park is Norwich's premier business location and a long-established distribution hub. An additional 40 acres of development land has now been released.

Ready for development: Outline planning consent for up to 300,000 sq ft of B1, B2, B8 uses.

Established location: Around 1,000,000 sq ft of business space already developed with infrastructure and services in place.

Connectivity: Excellent access to the A47 and A11 connecting to London, Midlands, east coast ports and Norwich Airport via the A1270 Broadland Northway (NDR).

Exceptional amenities: An outstanding working environment with facilities including Waterside Café, Bannatyne Health Club, Premier Inn, Busy Bees Nursery, Broadland View bar & restaurant, Fieldfare pub and Costa Coffee.

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. Driving Standards Agency

PLOT L2

PLOT L3B

PLOT L3A

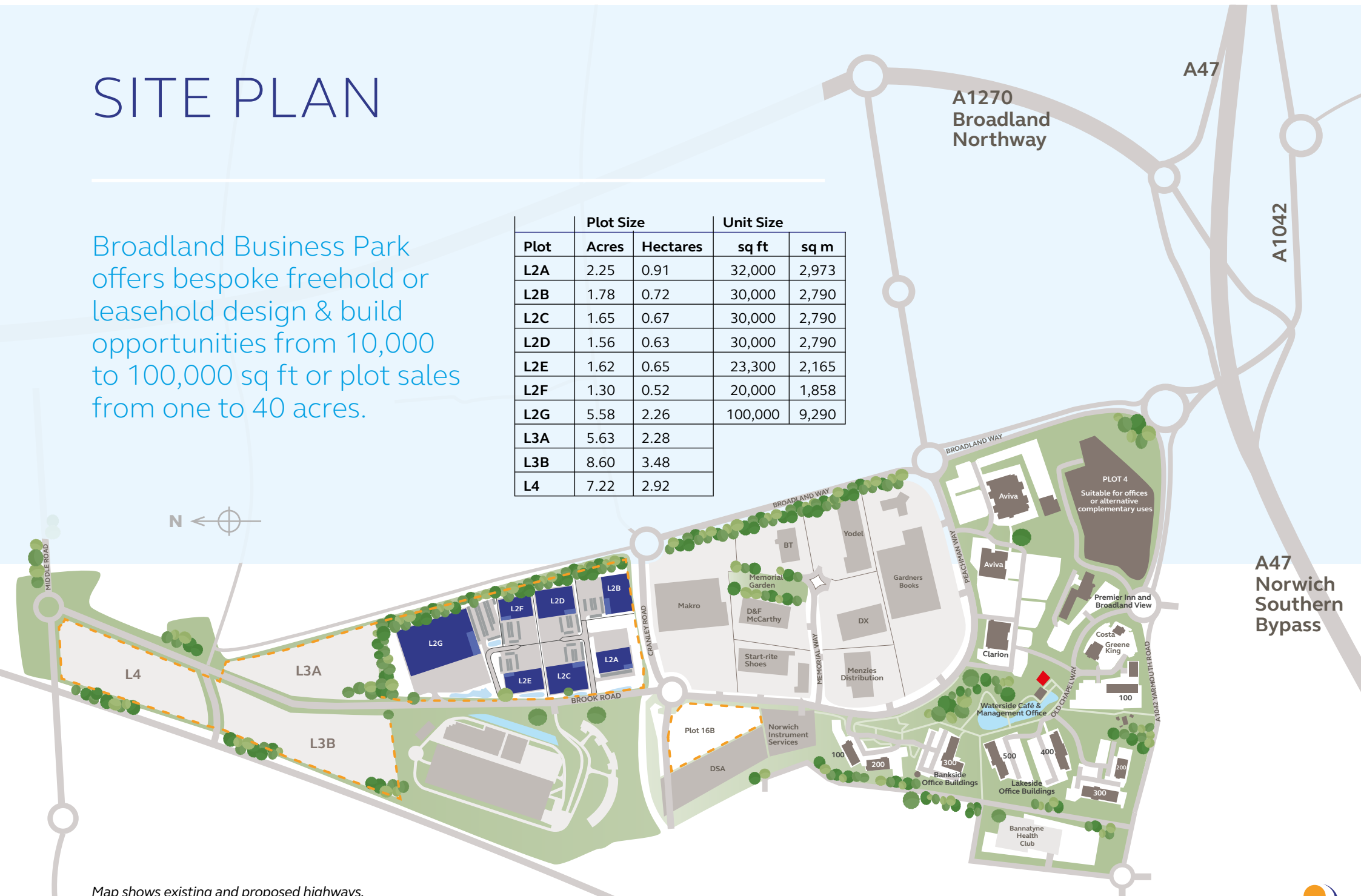
PLOT 16B



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.

Plot	Plot Size		Unit Size	
	Acres	Hectares	sq ft	sq m
L2A	2.25	0.91	32,000	2,973
L2B	1.78	0.72	30,000	2,790
L2C	1.65	0.67	30,000	2,790
L2D	1.56	0.63	30,000	2,790
L2E	1.62	0.65	23,300	2,165
L2F	1.30	0.52	20,000	1,858
L2G	5.58	2.26	100,000	9,290
L3A	5.63	2.28		
L3B	8.60	3.48		
L4	7.22	2.92		



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, Virgin, Lotus, Archant, BBC, ITV Anglia 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:



01603 619876

James Allen
james.allen@rochesurveyors.co.uk

Graham Jones
graham.jones@rochesurveyors.co.uk

broadlandbusinesspark.co.uk

A development by
Lothbury Property Trust

Advised by
LOTHBURY Investment
Management

IMPORTANT NOTICE

No description or information given whether or not in these Particulars and whether written or verbal ("Information") about the property or its value may be relied upon as a statement or representation of fact about the property. Roche Chartered Surveyors and Lothbury Investment Management have no authority to make any representation and accordingly any information given is entirely without responsibility on the part of Roche Chartered Surveyors and Lothbury Investment Management. The photographs and artists' impressions show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyers. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. January 2021.

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.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.