

NORWICH'S PREMIER BUSINESS LOCATION




BROADLAND
BUSINESS PARK • NORWICH



Norwich's premier location for high quality business space in outstanding landscaped surroundings.

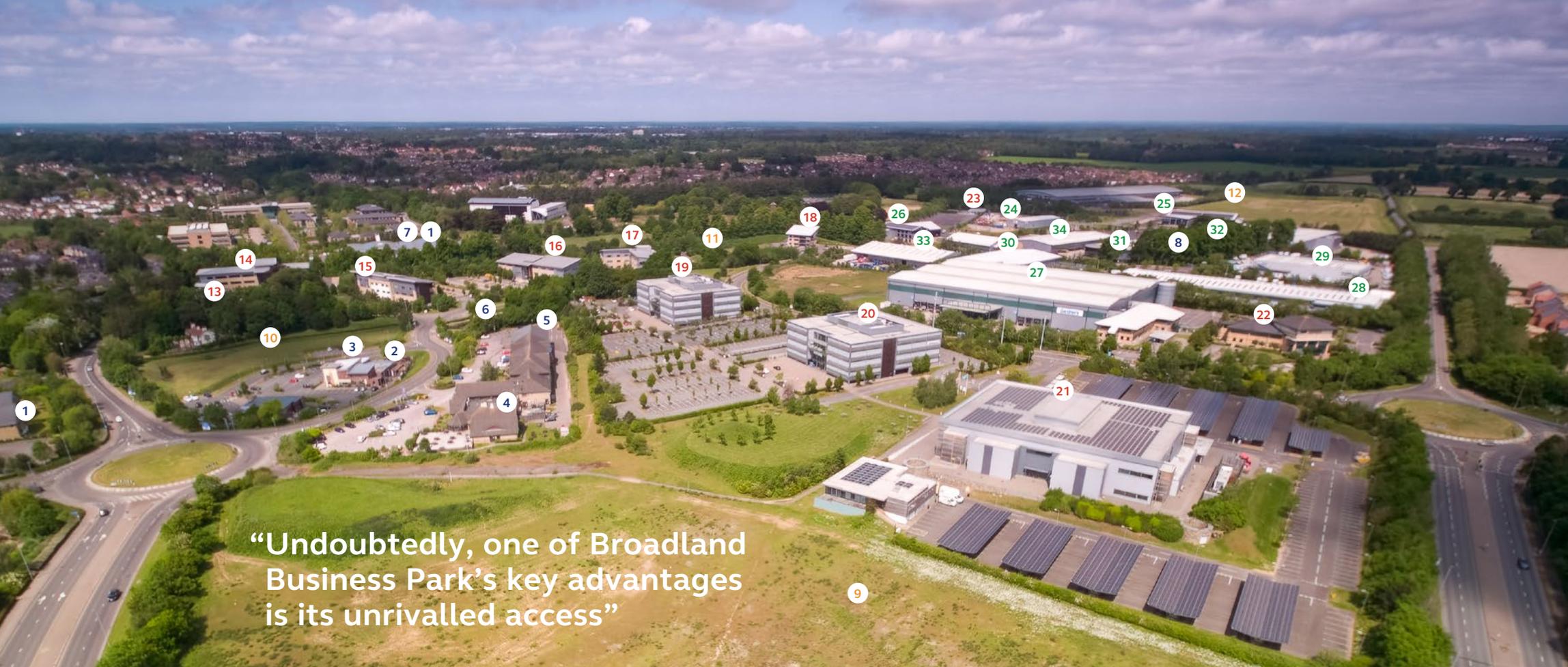
Broadland Business Park is the perfect place for your business.

The Park provides grade A office, warehouse, commercial and industrial accommodation in a mature landscaped environment, with superb facilities for staff. Its location, immediately adjacent to the A47 and A1270 Broadland Northway on the eastern side of Norwich, gives it excellent access to the region's transport network.

Broadland Business Park is home to many of the region's top companies, including Lovell Blake, Start-rite, NFU Mutual, Gardners Books, TaxAssist Accountants, Evander, Driving Standards Agency, Lucas Fettes, BT, Yodel, D&F McCarthy, Persimmon Homes Anglia, Menzies Distribution, Makro, Clarion, Morgan Sindall, Lovell Partnerships, Marsh, Delta Fire, Norwich Instrument Services, Ineos, Newmedica, Barratt David Wilson, NatWest, Optima Health, Mott MacDonald, Broadland District and South Norfolk Councils and Loveday and Partners.

broadlandbusinesspark.co.uk





“Undoubtedly, one of Broadland Business Park’s key advantages is its unrivalled access”

Local amenities

- 1 Busy Bees Nurseries
- 2 Costa Coffee
- 3 The Fieldfare (Greene King pub)
- 4 Broadland View (Bar and Restaurant)
- 5 Premier Inn
- 6 Waterside café
- 7 Bannatyne’s
- 8 Memorial Gardens

Development Opportunities

- 9 Plot 4
- 10 Lakeside 100
- 11 Bankside 200
- 12 Plots L2, L3, L4

Office Buildings

- 13 Lakeside 200
- 14 Lakeside 300
- 15 Lakeside 400
- 16 Lakeside 500
- 17 Bankside 300
- 18 Bankside 100
- 19 Reed House
- 20 Willow House

- 21 Horizon Business Centre
- 22 NFU Mutual
- 23 DSA

Distribution Centres

- 24 GAP Group
- 25 Delta Fire
- 26 Norwich Instrument Services

- 27 Gardners Books
- 28 Yodel
- 29 BT
- 30 DX
- 31 D&F McCarthy
- 32 Makro
- 33 Menzies
- 34 Start-rite

Broadland Business Park is ideally situated for easy access to the whole of the region’s transport infrastructure.

The Park is located on the east side of Norwich, adjacent to the A47 southern bypass and the A1270 Broadland Northway. The A47 provides direct links to the port of Great Yarmouth and to the Midlands, as well as to London and the south, via the A11.

The A1270 Broadland Northway links the Park directly to Norwich Airport, an easily accessible gateway for regular flights to UK and European destinations with worldwide connections via Amsterdam Schiphol.

Norwich railway station is about 15 minutes away and provides regular services to London Liverpool Street, Cambridge, Peterborough, for the East Coast Main Line, the Midlands and North West. The city centre is less than three miles away.



A BUSINESS ENVIRONMENT THAT IS OUT OF THE ORDINARY



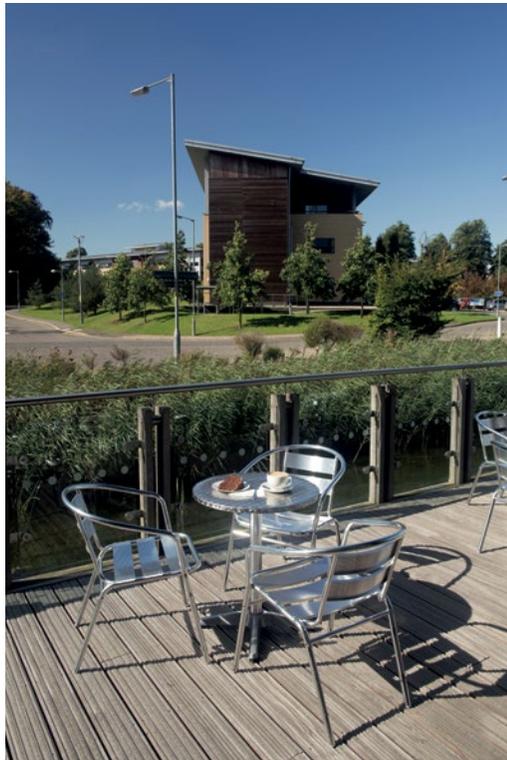
An exceptional place to grow your business

As well as its high specification office and commercial accommodation, what sets Broadland Business Park apart from other locations is the outstanding landscaped environment. This features mature trees and an attractive lake as its centrepiece together with well maintained planting and vistas throughout the Park.

Routes of footpaths and cycleways run through the Park and provide links with Norwich's cycle network, adjoining roads and nearby facilities.

“With its low density and mature landscaping, Broadland fulfils the true meaning of a Business Park”





Facilities for work and relaxation

Broadland Business Park offers an exceptional range of amenities that contribute to an outstanding working environment for occupiers and visitors.

Waterside

Eat, drink hangout: Waterside provides an excellent venue for business meetings out of the office or a quiet coffee. Offering food and drink seven days a week, it is set in a superb position overlooking the lake, with indoor and outside seating.

For events or meetings, Waterside's conference room is available for hire.

Costa

Drive-thru coffee shop.

Bannatyne's Health Club

Gym facilities, a swimming pool, tennis, squash and badminton courts and other sports facilities.

Pound Lane Shopping Centre

Sainsbury's supermarket and petrol filling station and other local shops are a short distance from the Park.

Broadland View and Premier Inn

Bar and restaurant, with an adjoining 93 bed hotel.

Busy Bees Nurseries

Two day nurseries are located within walking distance.

The Fieldfare

Family-friendly Greene King pub and restaurant.

“Companies based on the Park can take advantage of a whole range of amenities right on their doorstep”



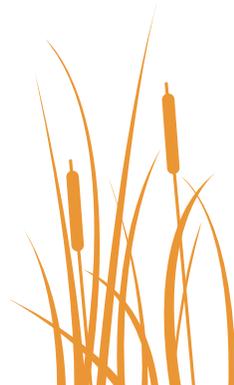
Norwich – a fine city

A dynamic place to work, a unique place to live.

Norwich is designated for significant further 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, Naked Wines, the John Innes Centre and Moneyfacts are located in this dynamic business region.

Norwich is a cathedral city with two universities, a wealth of historic buildings, a rich heritage, ready access to unspoilt countryside and, of course, the Norfolk Broads. It also has many modern developments and contemporary facilities for shopping, the arts, culture, education, healthcare and sport as well as a wide choice of housing options for those who live in the area.

“Norwich is a principal centre in East Anglia with a diverse and vibrant local economy”



PART LET



LAKE SIDE 300

Fully refurbished Grade A three-storey office building in an outstanding position on Norwich's pre-eminent business park.



3,184 sq ft / 296 sq m
to 6,523 sq ft / 606 sq m
TO LET with parking

Lakeside300.co.uk



LAKESIDE 300

TWO SUITES REMAINING from 3,184 sq ft / 296 sq m to 6,523 sq ft / 606 sq m

Extensive refurbishment and a contemporary new design have created prestigious state-of-the-art office accommodation in a superlative landscaped environment in the heart of Norwich's pre-eminent Business Park.

Following recent lettings, two remaining suites are available to let.

First Floor South: 6,523 sq ft / 606 sq m

Ground Floor North: 3,184 sq ft / 296 sq m

Specification

- Three storey building
- Environmentally efficient design
- VRF cooling and heating system
- LED lighting throughout
- Fully accessible raised floors
- 2.7 metre floor to ceiling height
- Suspended ceilings with recessed light fittings
- 17 metre wide open-plan floor plates
- Purpose-made double-glazed aluminium windows
- EPC A
- Excellent natural lighting
- Stunning double height shared entrance foyer

Facilities

- Lift to all floors
- Toilets on each floor
- Male and female shower on each floor with dedicated changing area. DDA compliant shower room on the 1st floor.

Parking

- First floor suite: 21 car parking spaces, including disabled parking spaces
- Ground floor suite: 10 car parking spaces, including disabled parking spaces
- Bicycle and motorcycle parking
- 21kW electric car charging points.

FIRST FLOOR



GROUND FLOOR



Lease Terms

Lakeside 300 is offered to let on effectively full repairing and insuring terms with a service charge to cover common areas and services.

Key

- Fully occupied
- Space available
- Plots for offices or alternative complementary uses



SAT NAV Ref: NR7 0WG

Contact

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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.



Further details on rents and terms are available from the letting agents.

TO LET

(MIGHT SELL)

LAKESIDE 400

Grade A office building
with car parking



26,404 sq ft (2,453 sq m) with 120 car parking spaces. Floors from 8,622 sq ft (801 sq m).



LAKESIDE 400

26,404 sq ft (2,453 sq m) with 120 car parking spaces. Floors from 8,622 sq ft (801 sq m).

Lakeside 400 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park. The entire building will be available following refurbishment. Consideration will be given to lettings of individual floors and possibly smaller suites, or a sale.

Specification

- VRF comfort cooled and heated
- Fully accessible raised floors
- Suspended ceilings
- Recessed LG7 lighting
- 15 metre wide open-plan floor areas
- Double glazed windows
- Excellent natural lighting
- Impressive full height reception
- Feature balcony overlooking lake
- EPC rating: C (69)

Facilities

- Two passenger lifts to all floors
- Male and female toilets to each floor
- Disabled toilet on each floor
- Shower facilities

Parking

- 120 car parking spaces
- 5 disabled parking spaces
- Motorcycle and cycle parking

Typical floor plan



Tenure and Enquiries

The property will be offered to let and consideration may be given to a sale. For further information and enquiries, please contact James Allen or Graham Jones at Roche.

Key

- Fully occupied
- Space available
- Plots for offices or alternative complementary uses



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PRE-LET OPPORTUNITIES

or freehold sale for offices and complementary uses



10,000 sq ft to 54,000 sq ft (929 sq m to 5,016 sq m). Available for pre-let / sale


BROADLAND
BUSINESS PARK • NORWICH



BANKSIDE 200

10,000 sq ft to 20,000 sq ft
(929 sq m to 1,858 sq m)

One or more buildings from 10,000 sq ft are available for pre-let, designed to equal the high specification of other buildings throughout the Park. The plot offers 58 dedicated car parking spaces.

LAKESIDE 100

Up to 54,000 sq ft (5,016 sq m)

One or more buildings of up to 54,000 sq ft are available for pre-let, designed to equal the high specification of other buildings throughout the Park. Consideration will be given to a variety of complementary uses, including hotel, leisure and retail (subject to planning). The plot has potential for up to 157 dedicated car parking spaces.

Building	Area	Status
Bankside 200	20,000 sq ft	Available for pre-let / sale
Lakeside 100	54,000 sq ft	Available for pre-let / sale

LEASE TERMS

The buildings are available to occupiers on a pre-let basis upon terms to be agreed. Consideration will be given to occupiers wanting only part of a building. Construction will commence after the tenant has entered into an Agreement to Lease and upon receipt of detailed planning consent. For further information please contact the letting agents.

Specification

Whilst buildings can be specified to a tenant's requirements, the following will be included:

- High specification open plan offices
- VRF comfort cooled and heating
- Fully accessible raised floors
- Suspended ceilings
- Recessed LG 7 lighting
- Double glazed windows
- Excellent natural lighting
- Latest energy efficiency design

Facilities

- Passenger lift(s) to all floors
- Male and female toilets to each floor
- Disabled toilet and shower facilities

Parking

- Car parking spaces at an approximate ratio of 1 space per 260 sq ft
- Bicycle and motorcycle spaces
- Disabled spaces

PLOT 4

A prominent, highly visible, 9 acre development plot available for pre-let or freehold sale.

Plot 4 is suitable for large-scale offices or a variety of complementary uses including leisure, retail, showroom and roadside uses, subject to planning consent.

TERMS

Plot 4 is available as a pre-let on lease terms to be agreed or as a freehold sale.

AREAS AND PLANS

The configuration of these buildings can be tailored to meet tenants' specific requirements.

Contact

Roche

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Graham Jones

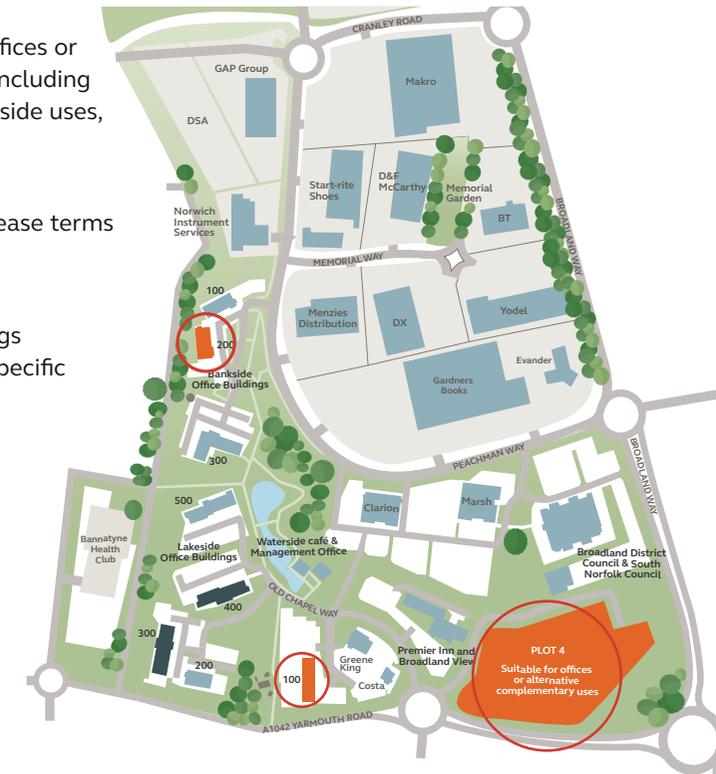
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Key

- Fully occupied
- Space available
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FOR PRE-LET OR SALE

INDUSTRIAL AND
WAREHOUSE PLOTS



INDUSTRIAL AND WAREHOUSE PLOTS

INDUSTRIAL AND WAREHOUSE PLOTS

PRE-LET OR FREEHOLD SALE

Freehold plots and units for warehousing and production use are available on a design and build basis to suit a range of size requirements.

Plots L2, L3A, L3B, L3C, L3D and L4

These offer occupiers a very flexible choice of freehold or leasehold plots on a design and build basis. Rents are subject to terms and building specification.

Extensive infrastructure is already in place as part of the existing development, which will be extended further as construction of new units begins.

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)

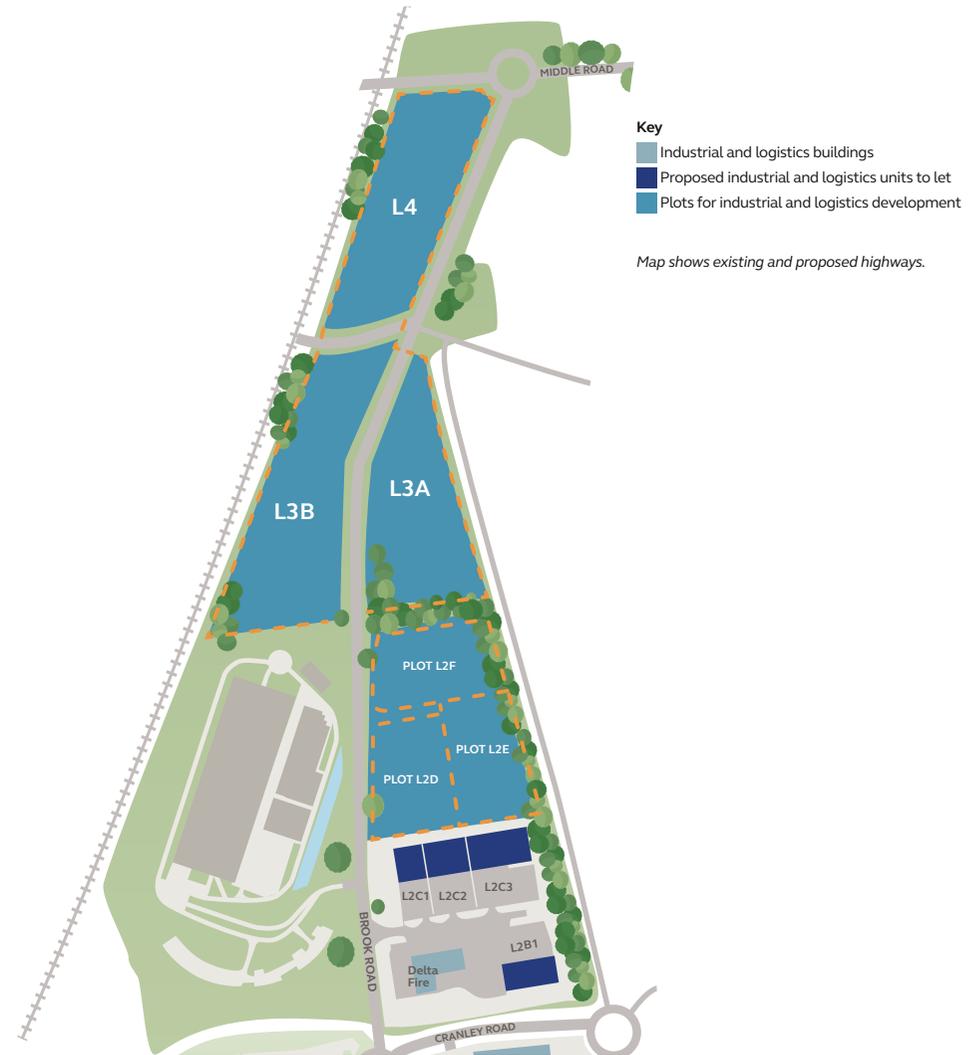
Unit L2C3 – 31,735 sq ft (2,948 sq m)

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.



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LOCATION

Park Connections

Broadland Business Park's location to the east of the city centre makes it a readily accessible location for occupiers.

By Road

The Park is adjacent to the A47 Norwich southern bypass at the Postwick interchange, providing a fast dual carriageway link to all major trunk routes and access to London, the Midlands and the north, and to the A1270 Broadland Northway for direct access to Norwich Airport.

Leave the A47 at the A1270 exit. For Lakeside buildings, follow the signs for Broadland Business Park (South).

For Bankside offices and warehouse/ industrial plots, follow the signs for Broadland Business Park (North).

Satnav

Lakeside offices: **NR7 0WG**

Bankside offices: **NR7 0WF**

Warehouse/Industrial:

NR7 0WE and NR7 0WH.

Travel Distance

	Miles	Km
London	121	195
Birmingham	165	266
Cambridge	60	97
Peterborough	82	132
Norwich Airport	6	10
London Stansted Airport	90	145
London Heathrow Airport	151	243
Great Yarmouth	17	27
Felixstowe	61	98
Harwich	71	114

By Rail

Norwich railway station provides frequent and direct rail links to London, Cambridge, Peterborough for the East Coast Main Line, and the Midlands and North West.

By Bus

Local and express bus routes provide frequent access to and from Norwich city centre and the surrounding areas with bus stops throughout the Park.



By Air

Norwich Airport is an easily accessible gateway for regular flights to UK and European destinations with worldwide connections via Amsterdam Schiphol. The A1270 Broadland Northway provides a direct link to the Airport.



Map of Norwich



Leave the A47 at the A1270 exit. For Lakeside buildings, follow the signs for Broadland Business Park (South).

For Bankside offices and warehouse/industrial plots, follow the signs for Broadland Business Park (North).



GREAT YARMOUTH

Satnav

Lakeside offices: **NR7 0WG**

Bankside offices: **NR7 0WF**

Warehouse/industrial: **NR7 0WE and NR7 0WH**

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A development by
The Lothbury Broadland Unit Trust

Advised by
LOTHBURY Investment
Management

