

# BROADLAND GATE TRADE PARK

NORWICH NR13 5HB



## New Trade Counter / Industrial Units

to be built on the Norwich Northern Distributor Road  
and close to the A47

**AVAILABLE - FREEHOLD / LEASEHOLD**

Flexible unit sizes. PC Q2 2018

**1,500 - 5,000 sq ft**

**Totalling 40,000 sq ft**





## BROADLAND GATE

The 45-acre mixed use scheme Broadland Gate is situated at the highly prominent 'Postwick Hub' junction of the A47 Norwich southern by-pass.

The site has planning consent for over 64,000 sq m (690,000 sq ft) of commercial, business, retail, leisure and car showrooms, including 42,000 sq m (450,000 sq ft) of employment (B1 / B8).

## LOCAL OCCUPIERS

Major employers in Norwich include Virgin Money, Anglian Water, Kettle Foods, the Norse Group and Naked Wines. Occupiers in the immediate vicinity include:



## DEMOGRAPHICS

TOTAL POPULATION - 829,759

TOTAL SKILLED JOBS - 400,317 reflecting 48% of population

ECONOMICALLY ACTIVE - 79.1%

26% of Norwich's population is in the 16-29 age group

Over 40% of Graduates from Norwich live and work locally

16% of business in Norwich is Digital Tech

## THE REGION

Norwich has the third highest concentration of science and research parks in the country.

## TECHNOLOGY HUB

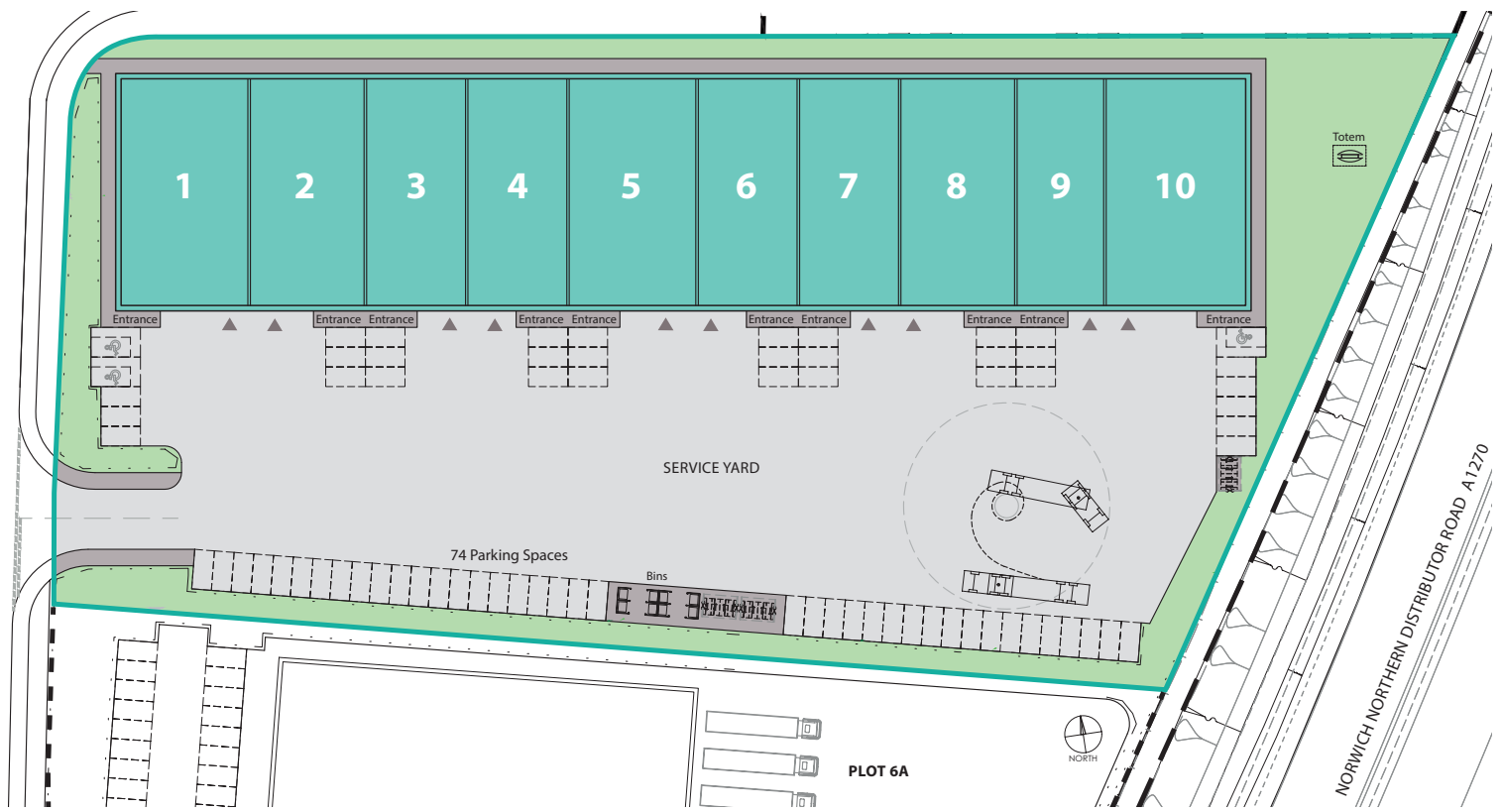
The leading benefit of Norwich is its access to Science and Education focused talent. Its key strengths include: Digital Advertising & Marketing, Telecommunications & Networking, E-commerce & Marketplace and App & Software Development.

## WORKFORCE

The area has an established, skilled and diversified workforce with 40% of low occupational skill level and 35% of senior management professionals.



Image for indicative purposes only.



The scheme will provide the following gross internal areas.

UNIT	SQ FT	SQ M
1	4,500	418.1
2	4,000	371.1
3	3,500	325.1
4	3,500	325.1
5	4,500	418.1
6	4,500	418.1
7	3,500	325.1
8	4,000	371.1
9	3,000	278.7
10	5,000	464.5
<b>Total</b>	<b>40,000</b>	<b>3,716.1</b>

## KEY BENEFITS

- Highly visible trade units
- Flexible unit size to meet occupier requirements
- Roadside frontage to Norwich Northern Distributor Road
- Strategic location with excellent access
- BREEAM 'Excellent' rating

## SPECIFICATION

- Leasehold and Freehold options
- Units from 3,000 to 5,000 sq ft
- 6m minimum eaves height
- 1 x full height loading door
- Flexible unit sizes and usage
- Generous yard space

A detailed specification is available upon request.

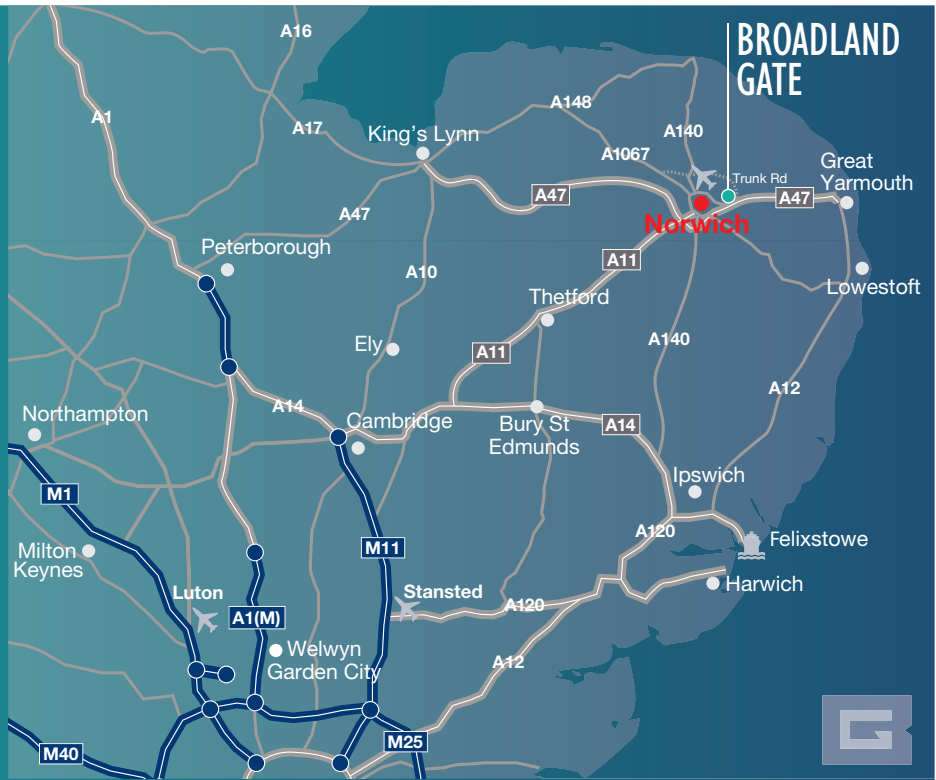


## LOCATION

Norwich is a historic cathedral city and the regional administrative centre of Norfolk. The A47 provides access to Great Yarmouth to the east and King's Lynn & beyond to the Midlands to the west.

The A11 provides direct access to Junction 9 of the M11 and through to the wider UK motorway network. The A140 provides a link to Ipswich in the south and the A147 links Norwich to the A1 and the Midlands to the west.

Norwich International Airport lies approximately 3 miles to the north, with regular flights to UK and Europe. There are four flights per day to Amsterdam Schiphol Airport, as well as other domestic and European destinations.



LOCATION	MILES	TIME
Great Yarmouth	17	25mins
A140	11.4	21mins
Ipswich	47	1hr 17mins
King's Lynn	51	1hr 4mins
Felixstowe	59	1hr 30mins
Cambridge	67	1hr 20mins
M11 J9	71	1hr 10mins
Peterborough	81	1hr 40mins
A1 (M)	84.2	1hr 30mins
Milton Keynes	108	1hr 50mins
London	121	2hr 33mins

Source: google maps

## BY TRAIN

Fastest journey times from Norwich to London Liverpool Street is 1 hour 47 minutes with two services every hour.



## TERMS

Available on request.

## VIEWING

Strictly by appointment through the joint agents.

A Development by



and



**WILLIAM JONES** 07899 061 892  
william.jones@bidwells.co.uk

**CHRIS SQUIRRELL** 07887 830824  
chris.squirrell@bidwells.co.uk



**JONJO LYLES** 07733 124 522  
jonjo.lyles@bnpparibas.com

**EDWARD JACKSON** 07881 249 667  
edward.jackson@bnpparibas.com