



Brand New Grade A Offices in a Highly Accessible Location with Excellent Parking

2,919 to 5,838 sq ft  
(271 to 542 sq m)

- Easy access to the A1270 (NDR) and A47
- 32 on-site car spaces (1 space:180 sq ft)
- Two suites – easily combined
- Open plan space ready for immediate occupation

**GROUND FLOOR PINNACLE HOUSE, MAPLE WAY, BROADLAND GATE, NORWICH NR13 5HB TO LET**

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### Location

Broadland Gate is located 4 miles east of Norwich City centre in a highly prominent and accessible location at the junction of the A47 and A1270. This area of Norwich is firmly established as the City's premier out-of-town location with amenities including a Lidl, McDonalds, Gridserve EV charging station, a Premier Inn and the Postwick Park & Ride.

The A47 provides access to Great Yarmouth in the east, and Kings Lynn and beyond to the Midlands to the west. Its junction with the A11 is approximately 8 miles away. Norwich Airport is 3 miles to the north accessed via the A1270, where there are 2 flights a day to Amsterdam Schiphol Airport.

Other office occupiers in the immediate vicinity include Norfolk Constabulary on the adjacent site, Marsh, Broadland & South Norfolk Council and Evander. The Jaguar Land Rover facility opposite is now also under construction.

### Description

The self-contained building, provides exceptional open-plan Grade A offices over two floors with Pinnacle Engineers occupying the first floor.

Built around a spacious full-height glazed reception incorporating male, female and disabled WCs on each floor, the specification includes:

- Air-conditioning
- Suspended ceilings with recessed LED lighting
- Raised floors
- Carpet tiles
- Server room to each suite

Externally, there is car parking to the south and east of the building.

### Accommodation

The following net lettable floor areas are provided:

Suite 1	-	2,919 sq ft	(271 sq m)
Suite 2	-	2,919 sq ft	(271 sq m)
<b>Total</b>	-	<b>5,838 sq ft</b>	<b>(542 sq m)</b>

There are 16 on-site car parking spaces allocated for each suite, which represents an exceptional ratio **1 space to 180 sq ft**.

### Rateable Value

The Rateable Value is to be assessed.

For an indication of the likely rates payable, please contact the sole agents.

### Energy Performance Certificate

Please contact the sole agents of a copy of the EPC.



### Terms

A new full repairing insuring sub-lease(s) is available on terms to be agreed.

The quoting rent is **£20 per sq ft**.

### Legal Costs

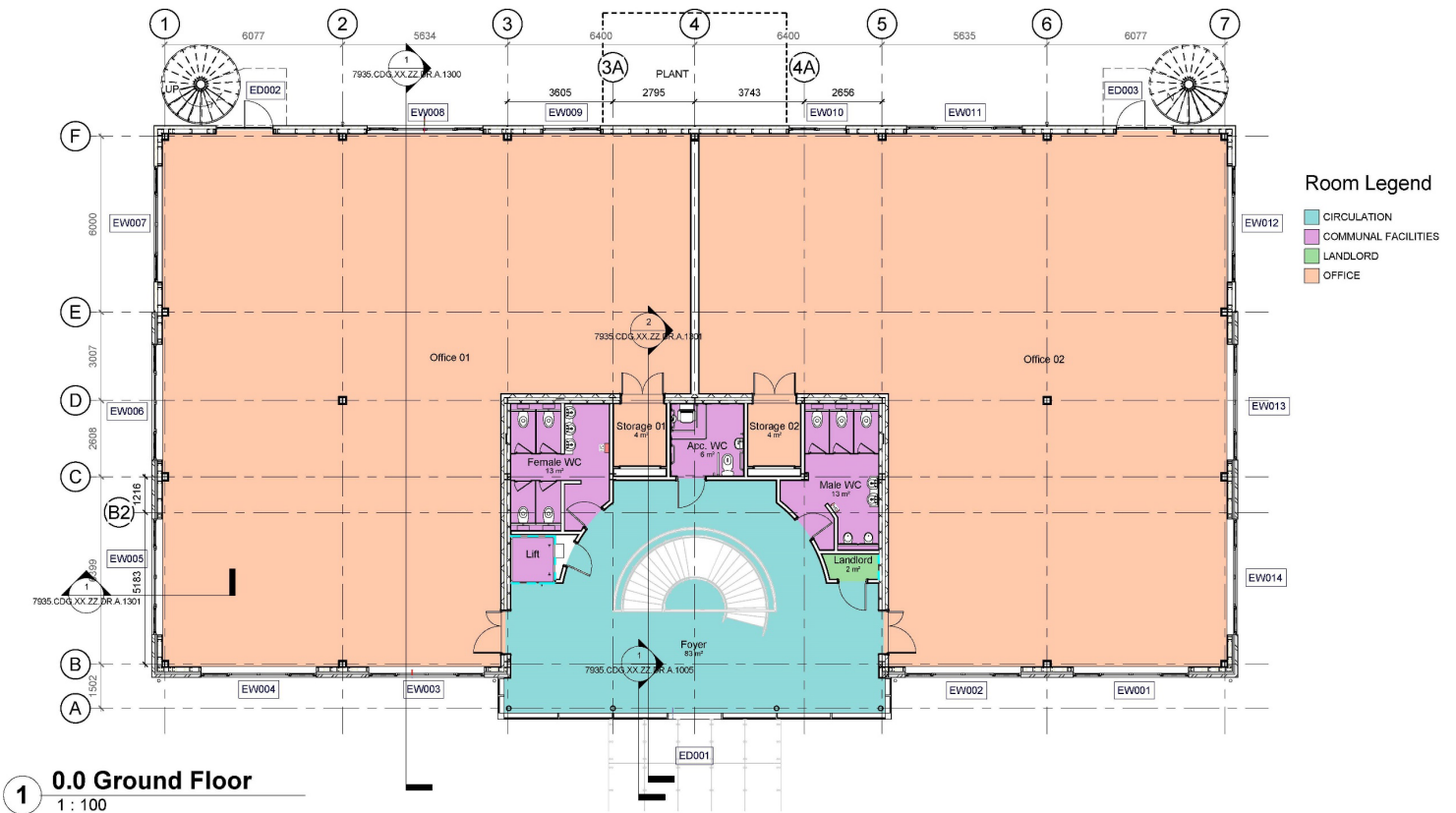
Each party to be responsible for their own legal costs.

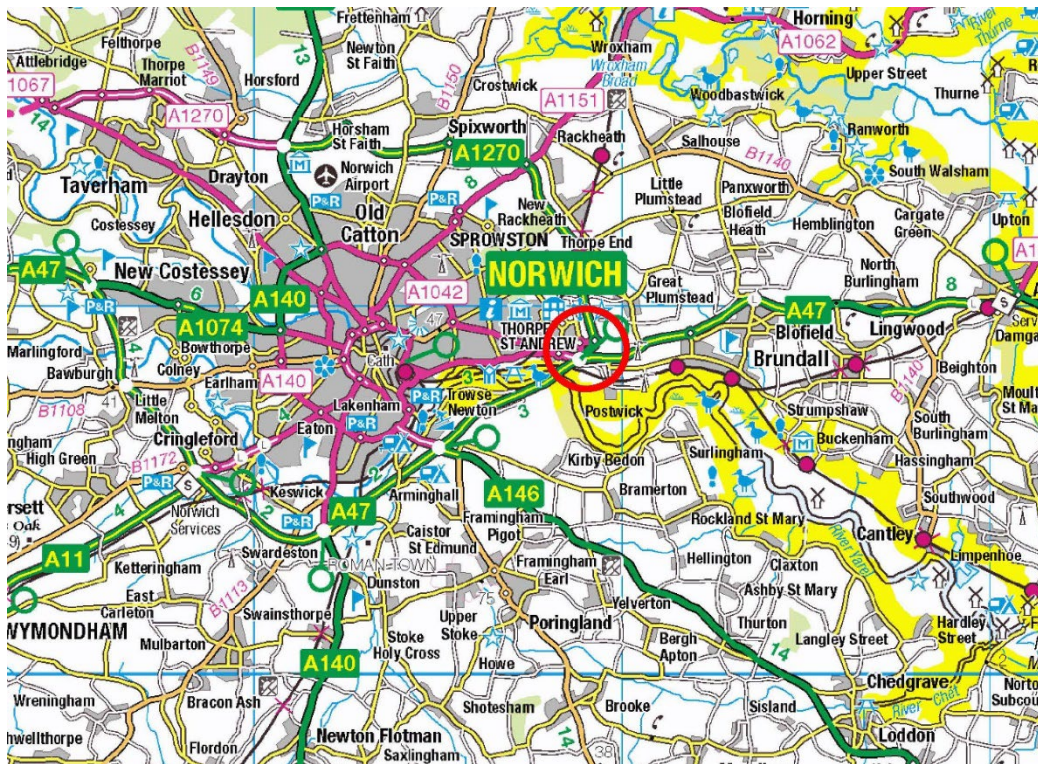
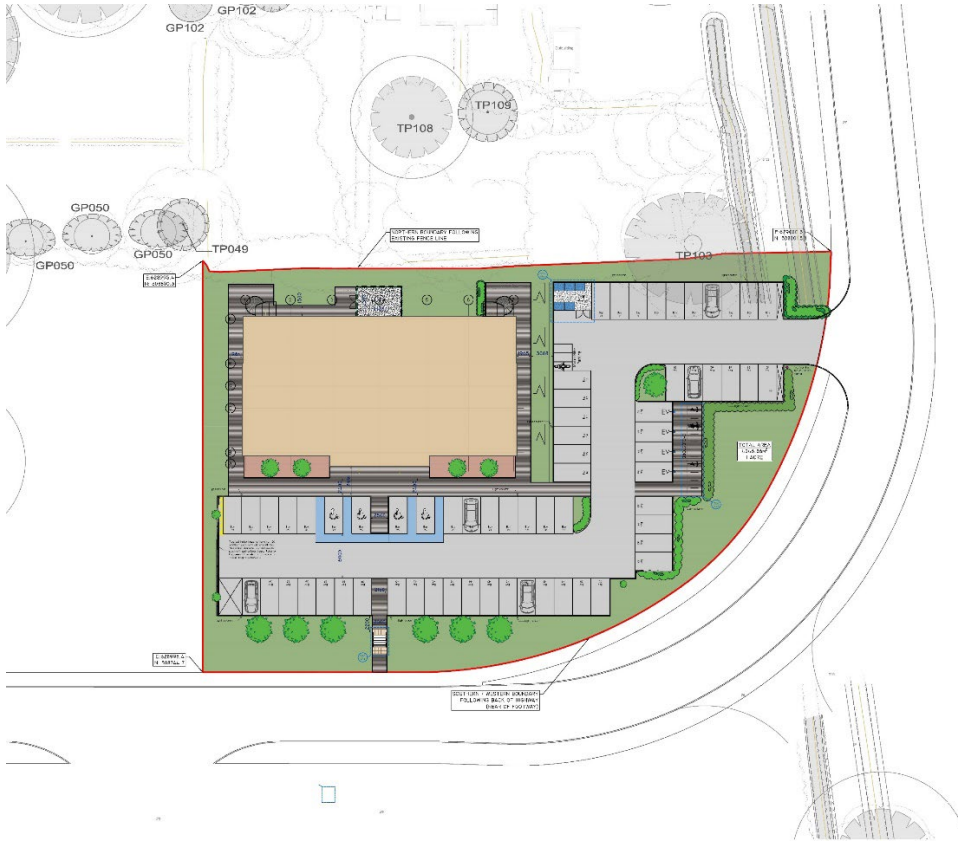
### Viewing

For further information or to arrange a viewing, please contact:

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