



UNITS 1 & 2 PEACHMAN WAY, BROADLAND BUSINESS PARK, NORWICH NR7 0WF

**TO LET | NEW HIGH SPECIFICATION WAREHOUSES TO
BE BUILT**

24,797 & 31,238 SQ FT (2,304 & 2,902 SQ M)

- Situated in Norwich's premier out-of-town location
- Easy access to the A47 and the A1270 Broadland Northway
- Construction works due to commence Q1 2025

LOCATION

Broadland Business Park is ideally situated 3½ miles east of Norwich, within easy access of the A47 and A1270.

Widely regarded as Norwich's premier out-of-town location, the park provides an attractive landscaped environment which has already attracted a number of high-quality occupiers to include BT, Yodel, DX Freight, Gardners Books, Menzies Distribution and Pasta Foods.

The A47 provides road access to Great Yarmouth, 20 miles to the east and to King's Lynn and beyond to the Midlands in the west.

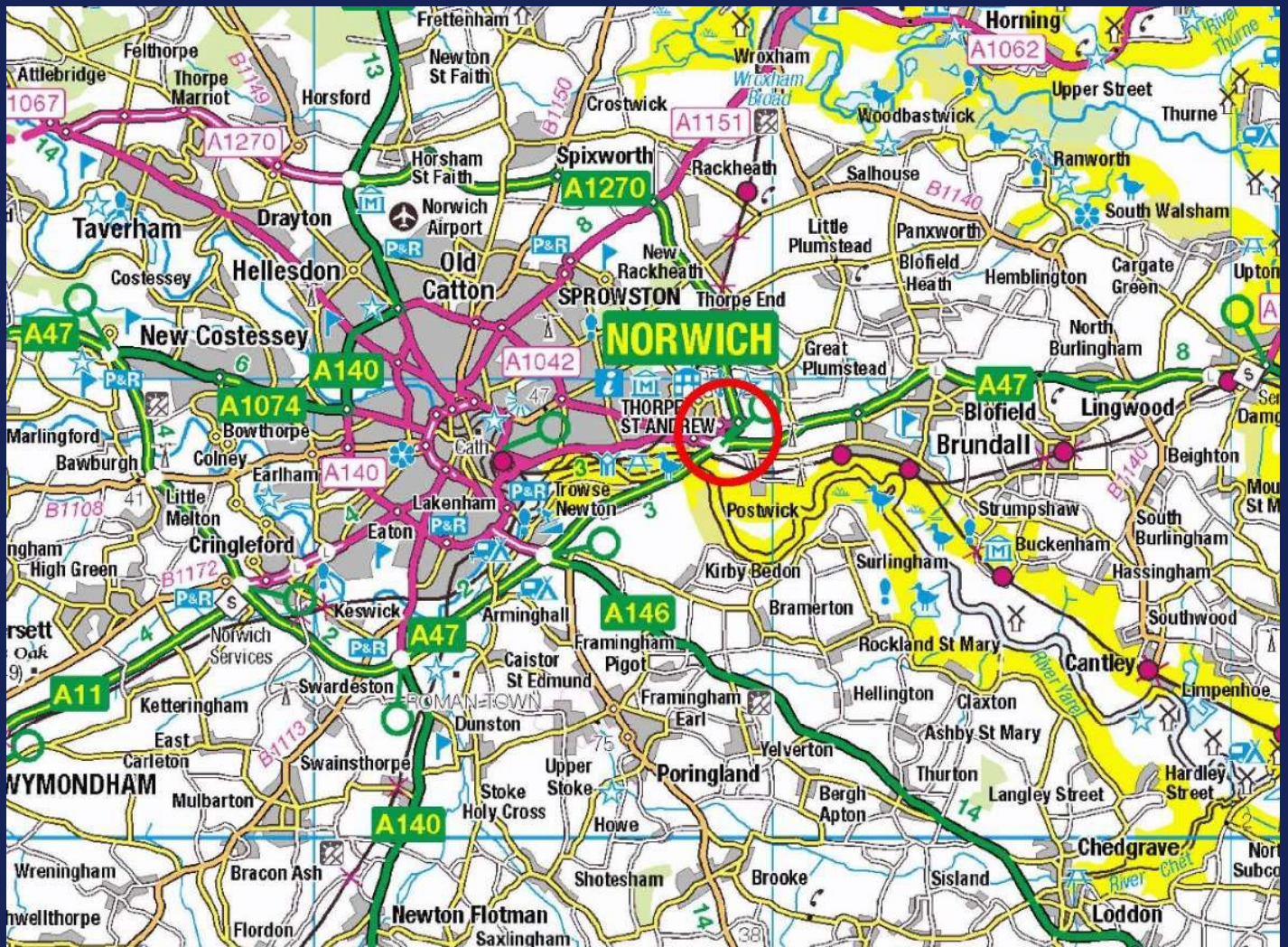
The A11 is 8 miles away linking to Thetford, Cambridge and beyond to the M11.

The A1270 Broadland Northway provides quick access directly to Norwich Airport, where there are regular daily flights to Amsterdam Schiphol.

Amenities on the park include a 93-bed Premier Inn hotel, The Fieldfare pub & restaurant, the Waterside Café, and a Costa Coffee drive-thru.

Other facilities close by include a Bannatyne Health Club, Sainsbury's supermarket on Pound Lane, McDonalds and Lidl.

The property occupies a prominent position 300m to the west of the Peachman Way / Broadland Way roundabout.



SUMMARY

Description

The development will provide two, high quality adjoining warehouses to be built to the following specification:

- Three electronic loading doors per unit
- 11.75 m eaves height
- 60 Kn per sq m floor loading
- PV roof panels
- High level LED lighting

Single-storey ground floor offices will also be provided to include:

- Air conditioning
- Raised floors with carpets
- Suspended ceilings with recessed LED lighting
- Kitchen areas
- Male & female WCs

Externally, there will be a generously sized yard along with dedicated parking areas for 15 cars outside Unit A, 20 cars outside Unit B, EV charging points and cycle shelters.

Accommodation

The following gross internal areas will be provided:

Unit 1

Warehouse	-	22,667 sq ft (2,106 sq m)
Offices	-	2,130 sq ft (198 sq m)
Total	-	24,797 sq ft (2,304 sq m)

Unit 2

Warehouse	-	28,161 sq ft (2,616 sq m)
Offices	-	3,077 sq ft (286 sq m)
Total	-	31,238 sq ft (2,902 sq m)

Two extra floors of offices of the same size can be added to Unit 1, and one extra floor can be added to Unit 2.

The two units can be easily combined to provide a single self-contained unit of **56,035 sq ft (5,206 sq m)**.

Additional information

With construction works scheduled to commence in Q1 2025, expressions of interest from potential occupiers are now being invited for the property.

A development programme can be made available upon request.

Terms

New full repairing and insuring leases are available for a term to be agreed.

Rent

Upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Further information

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GALLERY

