

FOR SALE / TO LET

BROWN & CO

A proposed new high quality business park



Broadway Enterprise Park
broadwayenterprise.co.uk

Industrial, warehouse & office units on
a design & build or plot sale basis

From 10,000 to 100,000 sq ft

Broadway Enterprise Park

SUMMARY

- Design & build opportunities on 1.0 acre - 30 acres (12 ha)
- Part of a larger 100 acre commercial park – Phase 1 provides 20 acres
- Plots from 10,000 sq ft to 100,000 sq ft
- Suitable for a range of employment uses
- Well located fronting new (NDR) roundabout at junction of A140 Cromer Road
- Outline planning submitted
- Units available for sale/ to let - land sales available

LOCATION

Situated approximately 5.5 miles to the north of Norwich (population 450,000) fronting Broadland Northway (A1270), and adjacent to Norwich Airport, the site is well positioned for access to Great Yarmouth (26 miles), Cambridge (77 miles) and Ipswich (55 miles).

The midlands are accessed via the A47 and London via the A11. Road communications will be further improved upon completion of the proposed 'Western Link', which will connect the NDR with the A47 to the west of the City.

The site is close to Norwich International Airport.

Norwich city centre is within easy access. A park & Ride is proposed on the site that will provide links to the City Centre every 20 minutes.

Norwich train station is 20 minutes away providing a direct service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes.

Nearest Post Code: NR10 3JF

TERMS

The units will be available both for sale and to let, on terms dependent upon specification, size and fit out. Further details are available from the sole agents.

AVAILABILITY

Design & build solutions are immediately available to let / for sale. It is anticipated that individual units from 10,000 to 100,000 sq ft can be delivered and designed to meet prospective occupier's requirements.

LAND SALES

Consideration will be given to the sale of development plots, further details from the sole agents.

PLANNING

The site presently benefits from employment allocation within the local plan. An outline planning application has been submitted for predominantly office, warehouse and industrial uses. A petrol Filling Station will be provided and other uses include hotel and pub/restaurant and a Recycling Centre.

The Council's application reference number is OC/20/****.

SERVICES

All mains utilities are available in the vicinity. Further details are available from the sole agents.

EPC

Energy Performance Certificates will be available once the buildings have been constructed.

RATES

The occupants will be responsible for business rates.

VAT

The site has been elected for VAT.

LEGAL & PROFESSIONAL COSTS

Each party will be responsible for their own legal and professional costs incurred in any transaction.



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INDICATIVE MASTERPLAN & UNIT SIZES FOR PHASE 1

Phase 1 includes Norwich North Recycling Centre and a Petrol Filling Station.

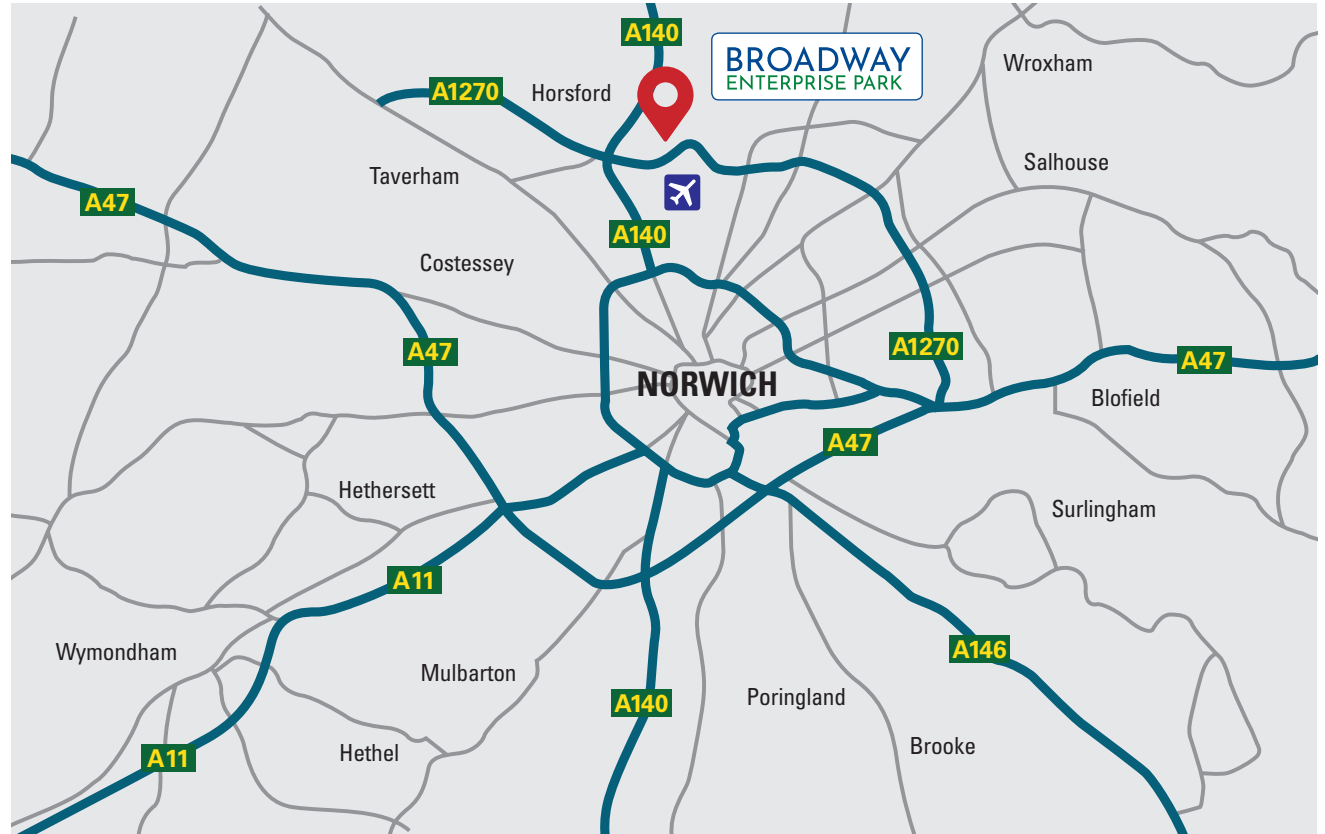
Property Type	Unit No.	Area (Gross External)	
Office	Plot 11	1.90 acres (0.77 ha)	
	Plot 12	1.73 acres (0.70 ha)	
	Plot 13	1.14 acres (0.46 ha)	
	Plot 25	1.75 acres (0.71 ha)	
	Warehouse	Plot 26	2.13 acres (0.86 ha)
		Plot 27	1.41 acres (0.57 ha)
		Plot 28	1.51 acres (0.61 ha)
	Industrial	Plot 30	1.14 acres (0.46 ha)
Unit 29		1.19 acres (0.48 ha)	

Serviced plots to accommodate from 10,000 to 100,000 sq ft as indicated by the master plan.



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VIEWINGS: Strictly by appointment only and must be organised through the sole agents Brown & Co.

DEVELOPMENT
BY



BUILDING
PARTNERSHIPS

IMPORTANT INFORMATION

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AGENT

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