

BROADLAND GATE TRADE PARK, NORWICH



Three new trade counter units

From 4,300 sq ft (399 sq m)

Totalling 12,900 sq ft (1,198 sq m)

- Immediately available
- Screwfix, Howdens, Toolstation all in occupation and trading
- Highly prominent position on the east side of the City
- Easy access to A47 and A1270 (NDR)

TO LET

Broadland Gate

Broadland Gate is Norwich's newest out-of-town development, situated in one of the region's most accessible and prominent locations.

With the main estate road now constructed and the plots fully serviced, there has been a considerable amount of recent activity.

Works have now started on the Police's new Investigations Centre, Gridserve's 24 high speed charging bay electric forecourt and an LNT care home. Lidl's food store and McDonalds drive-thru are now both open.

Jaguar Land Rover have purchased land on the south-east side of Broadland Gate to build a new 60,000 sq ft dealership.

Location

Broadland Gate is situated at the junction of the A47 and A1270 (NDR). Norwich City centre is 3½ miles to the west accessed via the A1042 Yarmouth Road, and Norwich Airport is approximately 9 miles to the north west.

The A47 provides access to Great Yarmouth in the east and to King's Lynn and beyond to the Midlands in the west. The A11 junction is 8 miles away.

Other occupiers in the immediate vicinity include Aviva, Norwich Audi, DX, BT and John Menzies.

Amenities nearby include a Premier Inn Hotel, Broadland View bar & restaurant and a Costa Coffee and Bannantyne Health Club.

The trade park is located on the north-east side of Broadland Gate on Plot 5b and benefits from frontage to the A1270.

Description

The development provides a terrace of seven units with parking and loading at the front, which are now available for immediate occupation.

Of steel portal frame construction under a single pitched roof with 10% rooflights, the specification includes electric loading doors, a glazed trade counter entrance with double pedestrian doors, concrete floors, WCs with capped services and an eaves height of 6m.

Accommodation

The following gross internal areas are provided:

Unit 1	-	Let to Specialist Building Supplies
Unit 2	-	4,300 sq ft (399 sq m)
Unit 3	-	4,300 sq ft (399 sq m)
Unit 4	-	4,300 sq ft (399 sq m)
Unit 5	-	Let to Toolstation
Unit 6	-	Let to Howdens
Unit 7	-	Let to Screwfix

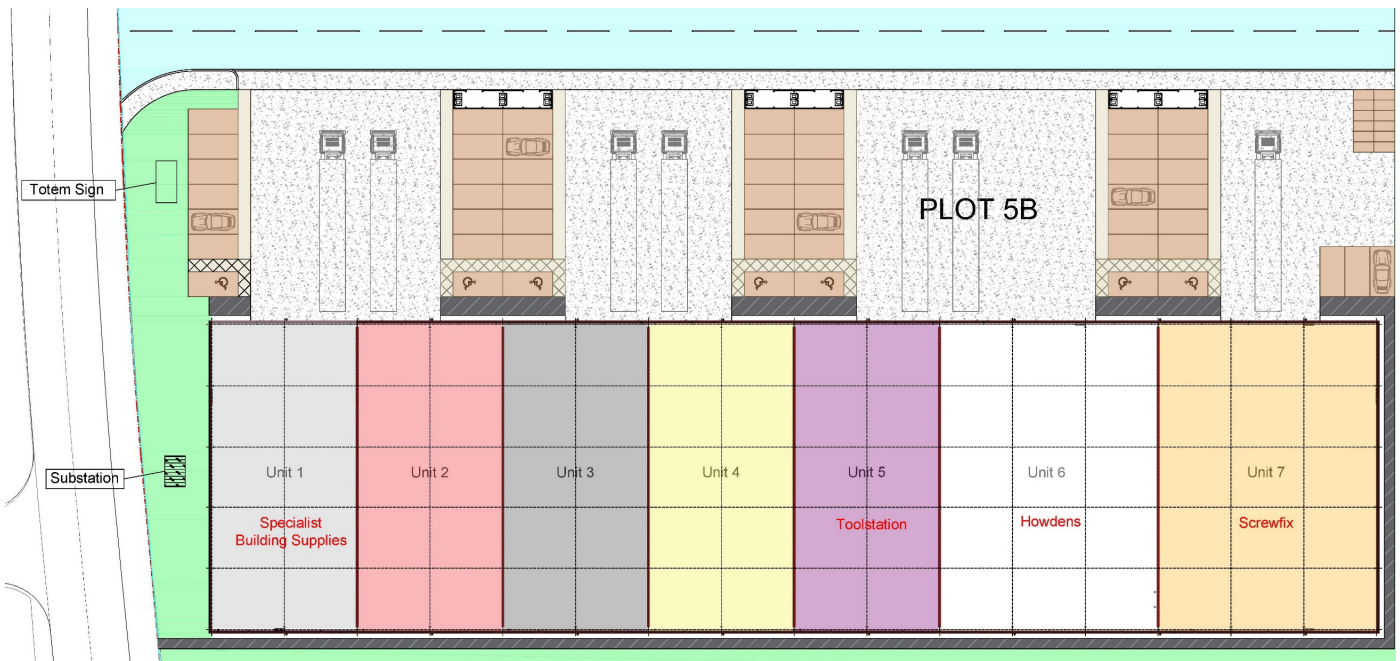
Terms

The units are all available on new FRI leases for a term to be agreed.

Rent upon application.

Legal costs

Each party will be responsible for their own legal costs.







Further information

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