

PLOT 11

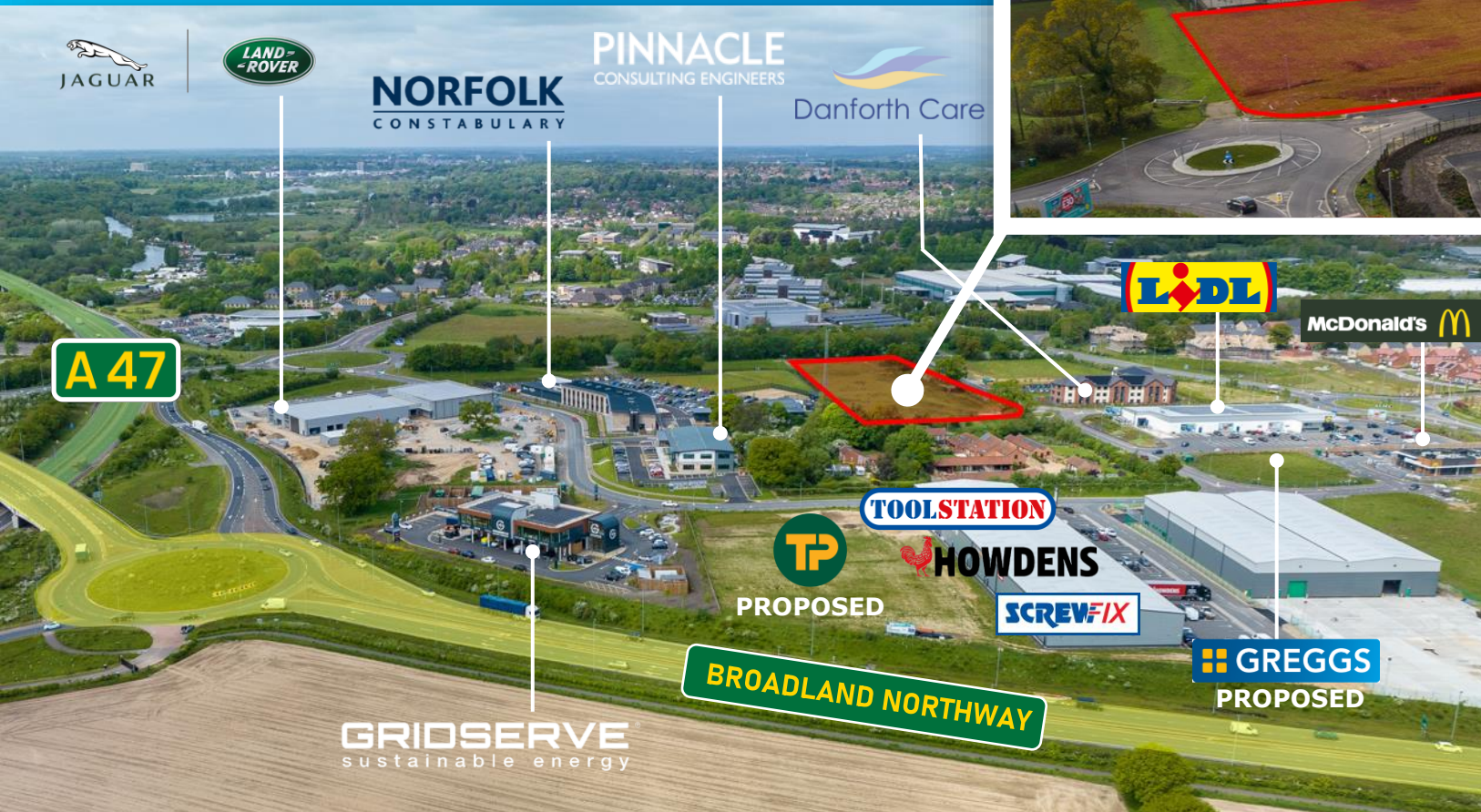
FINAL PLOT AVAILABLE

BROADLANDGATE
Norwich's new gateway
business destination

BROADLAND GATE
NORWICH NR13 5HB

FREEHOLD/ LEASEHOLD OPPORTUNITY

AVAILABLE AS WHOLE OR PART

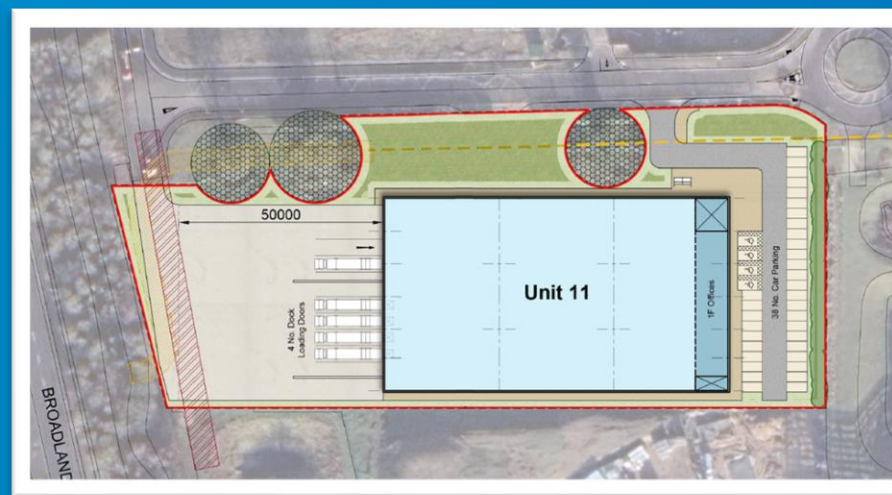
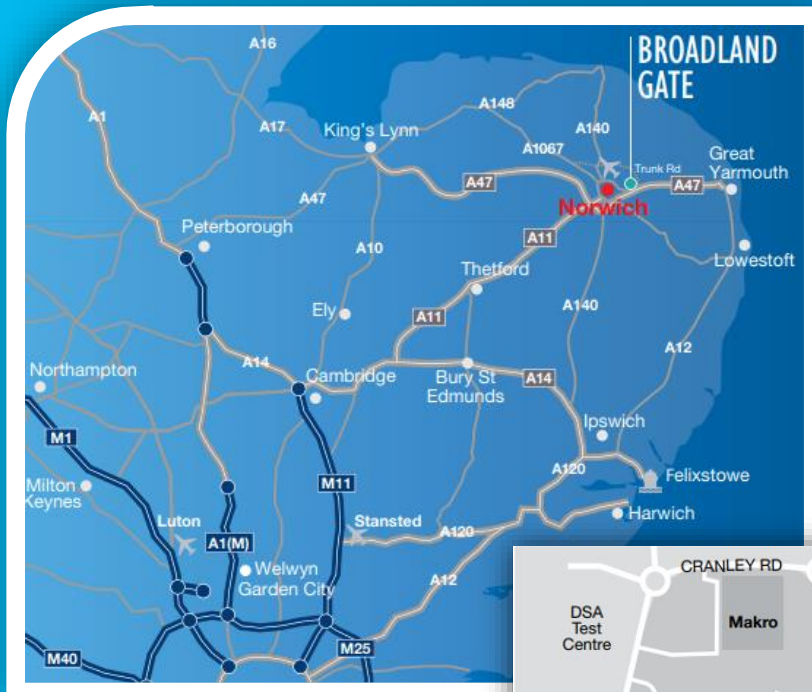


2.71 ACRES

OR SPLIT 1.17 & 1.54 ACRES
20,000 to 46,000 SQ FT

SITUATED WITHIN A HIGHLY SUCCESSFUL MIXED-USE DEVELOPMENT, ALONGSIDE A RANGE OF NATIONAL AND LOCAL OCCUPIERS

ESTATE INFRASTRUCTURE COMPLETE



DEVELOPMENT

This site offers an excellent opportunity for commercial development, subject to securing all necessary consents.

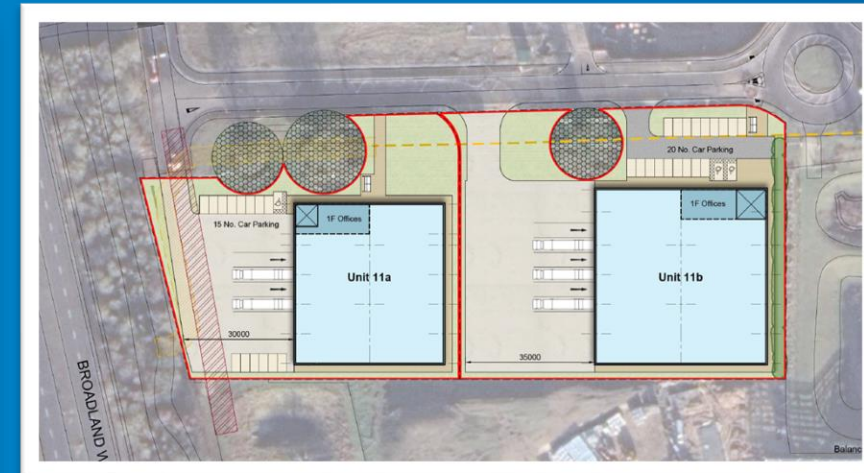
Indicative plan showing a single industrial unit of approximately 46,389 sq ft.

Alternative plan showing the plot split into two industrial units of approximately 20,169 sq ft and 25,168 sq ft.

LOCATION

Broadland Gate is strategically located approximately 4 miles east of Norwich City Centre at The Postwick Interchange, where the A47 Norwich Southern Bypass meets the A1270 Broadland Northway.

The A47 trunk road links Kings Lynn and Great Yarmouth. The A11 to the west is a busy arterial route connecting Norwich with Cambridge and London, with a direct route to the A14 and M11. Broadland Northway provides links to Norwich Airport and the A140.



For further information, please contact the agents:



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