

IMPERIAL PARK NORWICH AIRPORT NORWICH

**BUSINESS UNITS AVAILABLE
FROM 25,000 SQ FT – 500,000 SQ FT**

PREMIER
MIXED USE BUSINESS
DESTINATION



IMPERIAL PARK NORWICH AIRPORT NORWICH

NEW OPPORTUNITIES FOR PURPOSE-BUILT BUSINESS UNITS FROM 25,000 SQ FT TO 500,000 SQ FT

Imperial Park Norwich is exceptionally well located with direct access from the newly constructed A1270 Broadland Northway.

Design and build opportunities available for sale / to let. Land sales also considered.



THE CITY OF NORWICH

has an urban population of 213,166 and a travel to work population in the order of 282,000.

The local economy is dominated by Aviva, who are the largest employer in the City, along with Norwich City Council, Norfolk County Council and the University of East Anglia. Other major employers include Archant, RG Carter, Briar Chemicals, Kettle Foods and Start-rite shoes.



1M
SQUARE FEET
DEVELOPMENT
OPPORTUNITY

282K
WORK
POPULATION



PREMIER MIXED USE BUSINESS DESTINATION



Indicative image

Imperial Park is a unique proposition that will create a thriving business community. The park will seek to host a mix of industrial and office occupiers, as well as roadside, leisure and trade counter uses directly fronting the A1270 Broadland Northway.



A1270

BUILDINGS AVAILABLE FROM
25k-500k
 SQUARE FEET

AVIATION SERVICES

Imperial Park is located on the north side of Norwich Airport, a thriving regional airport. Norwich Airport serves 25 direct passenger destinations and connects to 500 destinations via Amsterdam Schipol.

The airport is home to major offshore helicopter transport operations,

corporate and general aviation, and the East Anglian Air Ambulance.

The airport is also a centre of Maintenance, Repair and Overhaul (MRO) excellence - with a brand new 70,000 sq ft MRO facility recently completed for KLM.



STRATEGICALLY LOCATED



IMPERIAL PARK IS STRATEGICALLY SITUATED 3.5 MILES NORTH OF NORWICH CITY CENTRE,

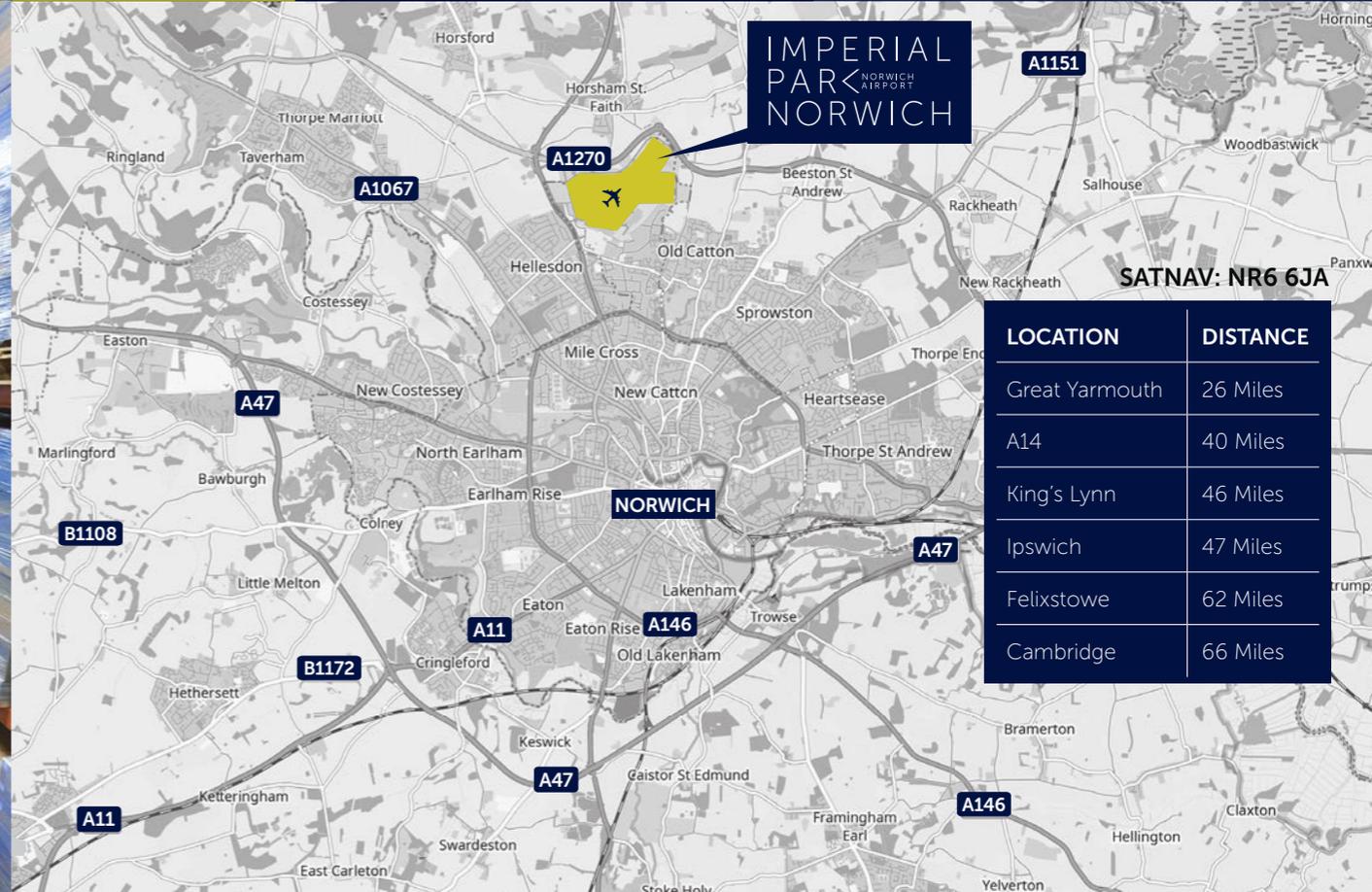
on the north side of Norwich Airport. It benefits from extensive frontage to the recently constructed A1270 Broadland Northway (Northern Distributor Road), which provides access to the A47 at the Postwick interchange some 6 miles to the south-east.

The A47 links to Great Yarmouth in the east, and beyond to the east coast ports. Access to the western section of the A47 is via the Cromer Road, outer ring road and Dereham Road at the Longwater junction.

This northern area of Norwich boasts the City's largest concentration of industrial and warehouse uses and is home to companies such as Smurfit Kappa, KLM Engineering, Ingram Micro, Lotus Cars and Anglian Windows.



3.5
MILES NORTH
OF NORWICH
CITY CENTRE



IMPERIAL
PARK
NORWICH

LOCATION	DISTANCE
Great Yarmouth	26 Miles
A14	40 Miles
King's Lynn	46 Miles
Ipswich	47 Miles
Felixstowe	62 Miles
Cambridge	66 Miles

SATNAV: NR6 6JA

Design and build opportunities of
25,000 – 500,000 sq ft.
Land sales are also considered.

IMPERIAL PARK NORWICH AIRPORT NORWICH

CONTACT THE JOINT AGENTS



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.