



Modern Business Park Offices with Parking
To be Refurbished

1,279 to 16,470 sq ft (119 to 1,530 sq m)

- Mostly open plan office suites
- Car parking ratio of 1 space per 125 sq ft
- Situated in Norwich's premier out of town location
- Easy access to the A47 and NDR

**OFFICES AT PEACHMAN WAY,
BROADLAND BUSINESS PARK, NORWICH, NR7 0WF
TO LET**

Location

Broadland Business Park is ideally situated approximately 3.5 miles east of Norwich within easy access to the A47 and NDR. Widely regarded as Norwich's premier out of town location, the Park provides an attractive landscaped working environment, which has already attracted a number of high quality occupiers including Aviva, Lovewell Blake, NHS Norfolk and Clarion Housing Association.

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, where a dual carriageway road links to Cambridge and the M11.

Amenities on the Park include a Premier Inn Hotel, Broadland View Bar & Restaurant, the Waterside Café, a Costa Coffee and Bannantynes Health Club. There is also a Sainsburys Superstore with petrol filling station within a short drive from the Park.

The property is prominently situated at the roundabout junction of Peachman Way and Broadland Way. The main entrance is shared with the adjoining warehouse occupied by Gardner, opposite Aviva.

Description

The property provides a modern, two-storey office building, with an impressive glazed entrance. The suites are mostly open plan, with some meeting rooms.

The specification includes air-conditioning, suspended ceilings with recessed lighting, fully accessible raised floors and carpets.

There are WCs and a shared kitchen within the common areas. A passenger lift and stairs link the ground floor reception/entrance area to the first floor.

The intention is to carry out a rolling refurbishment programme starting with the vacant west suite on the ground floor.

Accommodation

The following net lettable areas are provided:

Ground floor

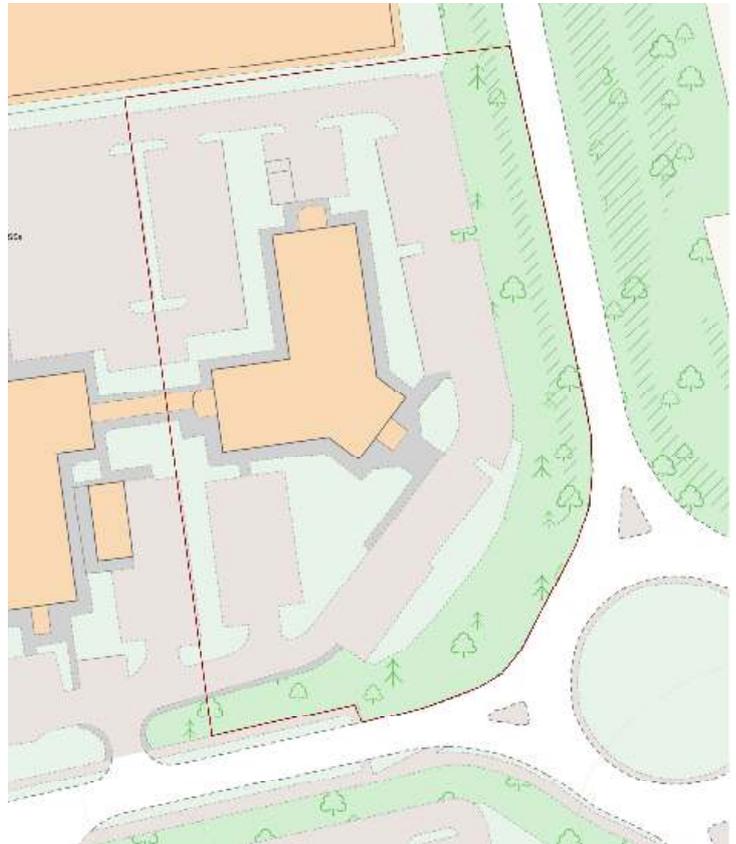
Suite A	3,556 sq ft	(330 sq m)
Suite B	4,597 sq ft	(427 sq m)

First floor

Suite C	2,880 sq ft	(268 sq m)
Suite D	4,158 sq ft	(386 sq m)
Suite E	1,279 sq ft	(119 sq m)

Total 16,470 sq ft (1,530 sq m)

In addition, there are **132 on-site car parking spaces**, representing the exceptional ratio of **one space: 125 sq ft**.



Terms

The suites are available on new full repairing and insuring leases for a term to be agreed.

Rent upon application.

Energy Performance Certificate

The property has an EPC rating of 70, which falls within band B.

A copy of the EPC is available upon request.

Rateable Value

The property is currently assessed with the adjoining warehouse unit, so the RV will need to be re-assessed.

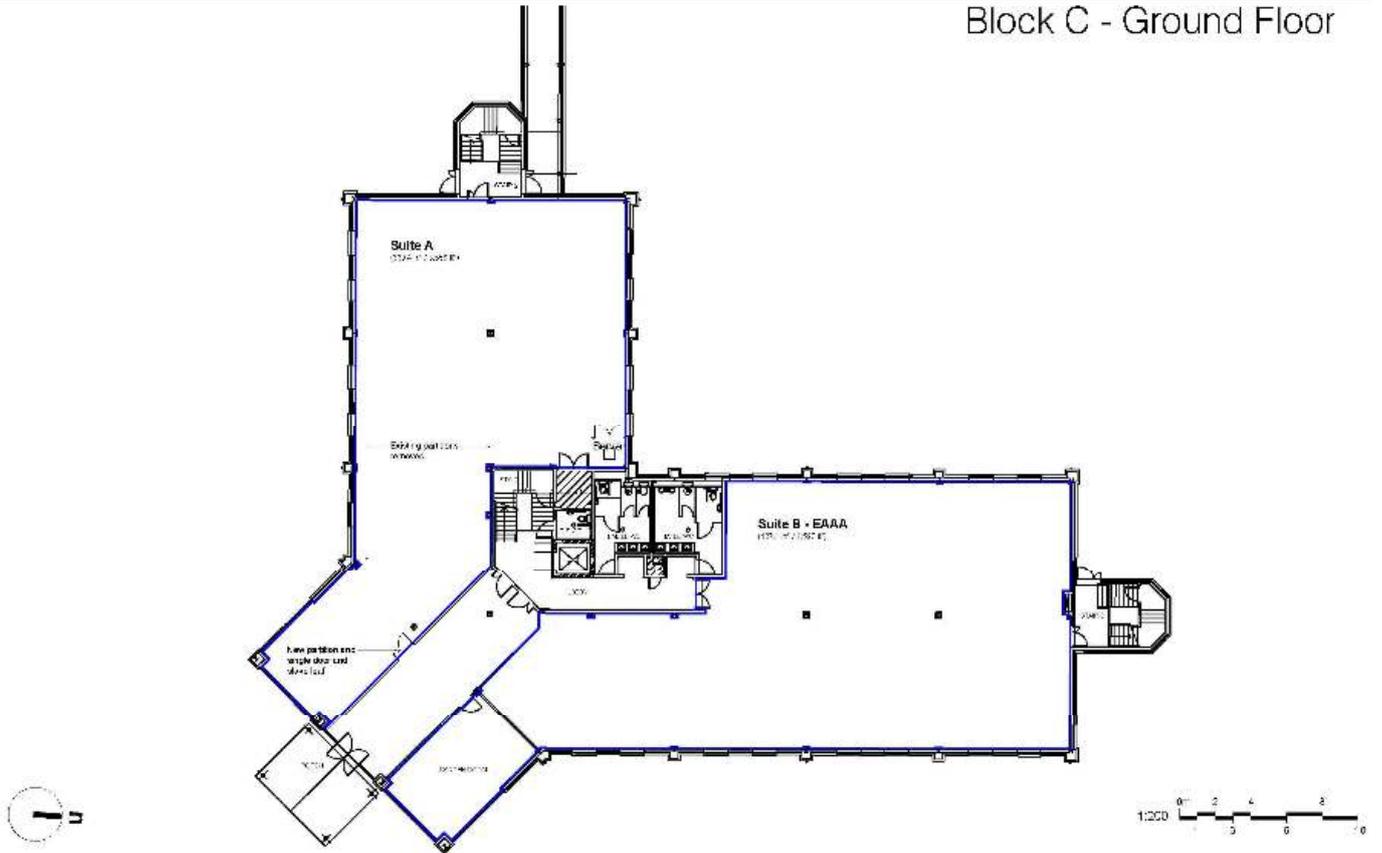
Viewings

For further information or to arrange a viewing, please contact the sole letting agents, Bidwells:

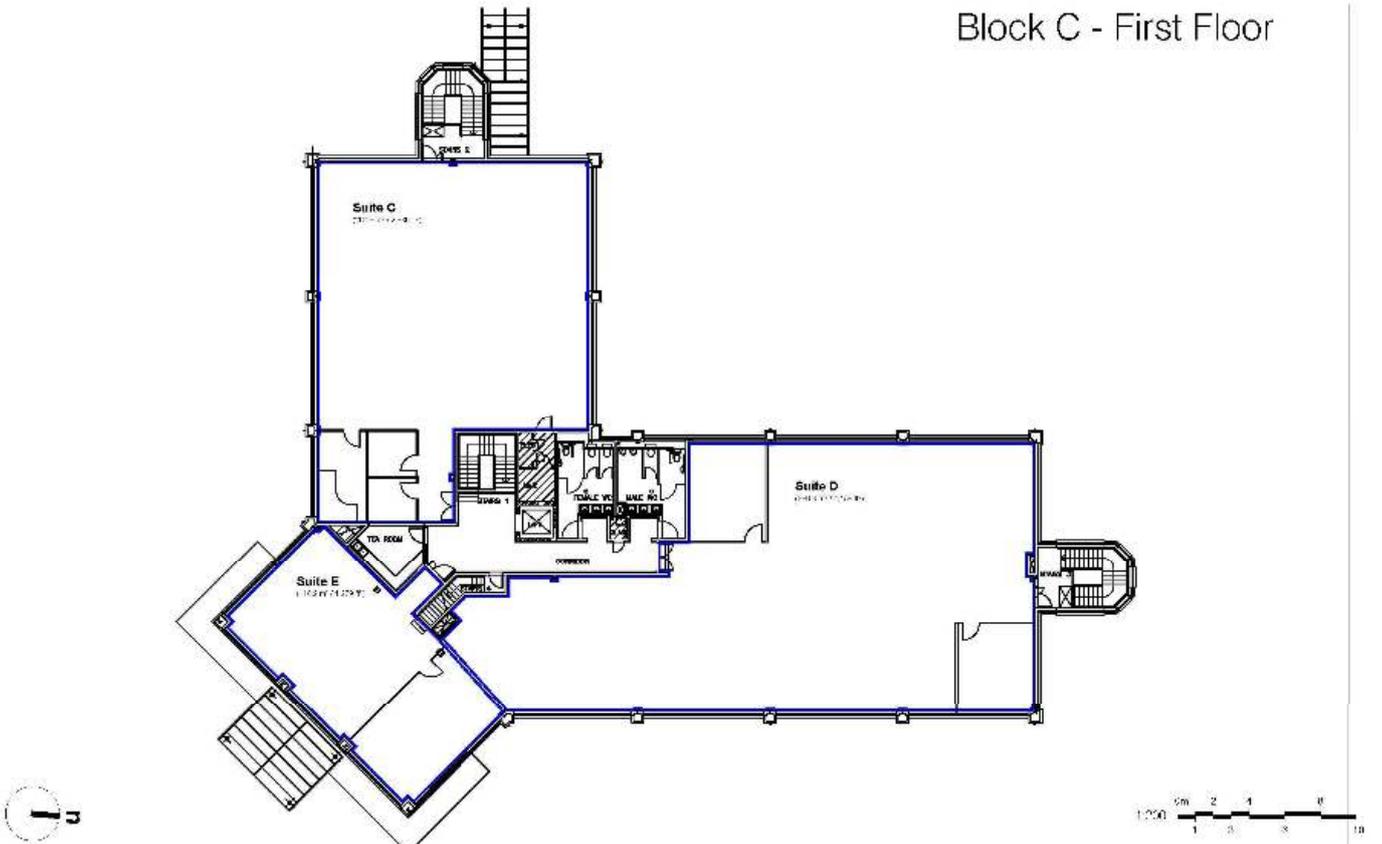
Will Jones
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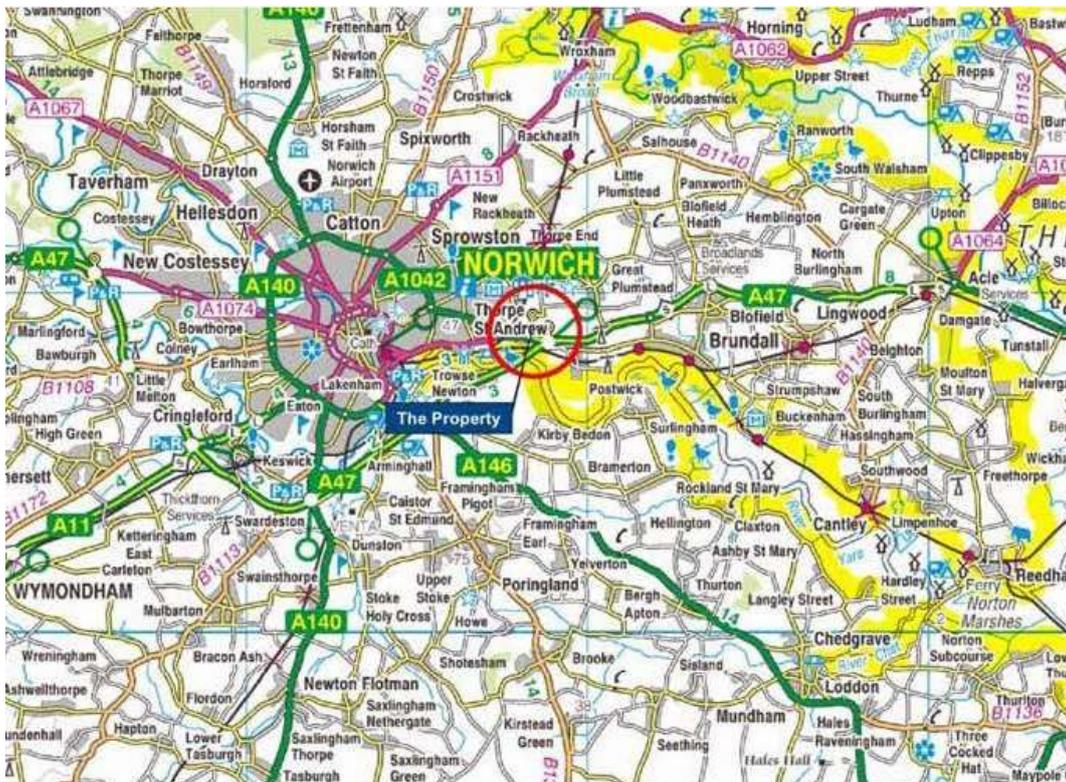
Chris Squirrell
01603 229 323 / 07887 830 124
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Block C - Ground Floor



Block C - First Floor





Location plan

Important Notice

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Oct 2020