

TUNGSTEN PARK // NORWICH



INDICATIVE CGI

PRIME INDUSTRIAL AND LOGISTICS LAND

PLOTS FROM 1 TO 10 ACRES

DESIGN AND BUILD UNITS
FROM 15,000 TO 150,000 SQ FT

FREEHOLD OR LEASEHOLD

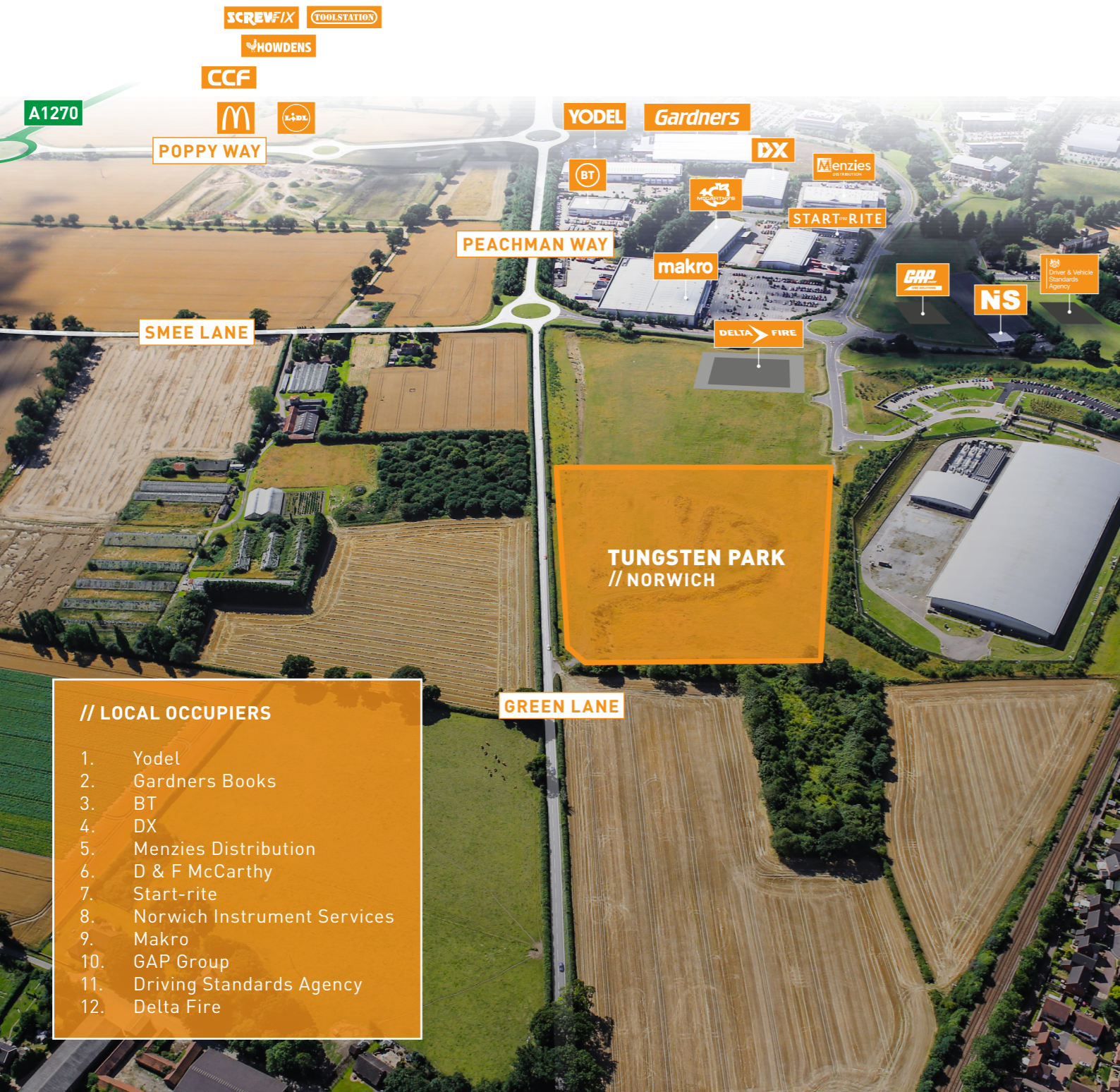
BROOK ROAD, NORWICH
NR7 0FE

www.tungsten.uk.com/norwich

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

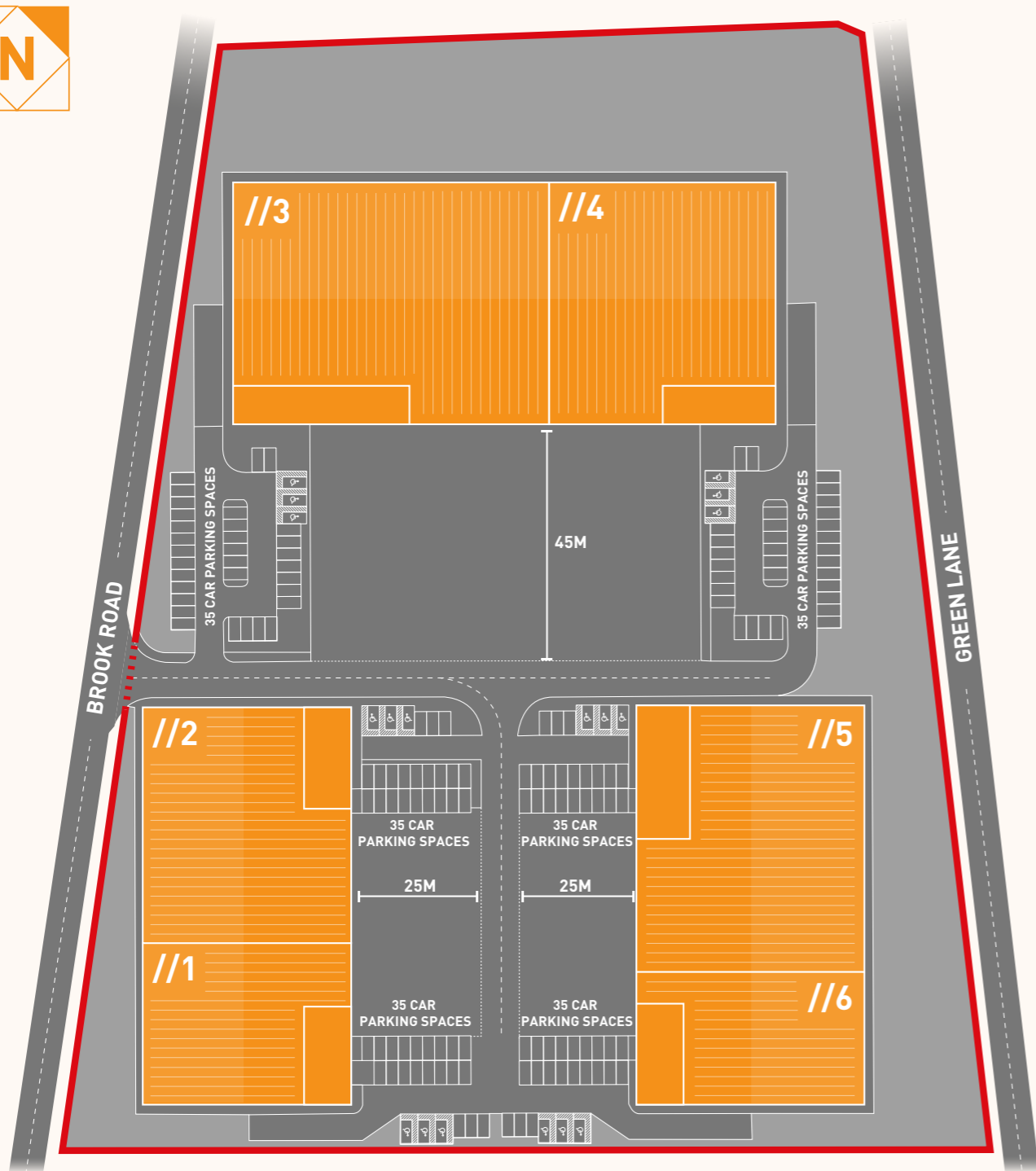


- // LOCAL OCCUPIERS
1. Yodel
 2. Gardners Books
 3. BT
 4. DX
 5. Menzies Distribution
 6. D & F McCarthy
 7. Start-rite
 8. Norwich Instrument Services
 9. Makro
 10. GAP Group
 11. Driving Standards Agency
 12. Delta Fire



FLEXIBLE RANGE OF SIZES FROM 15,000 - 150,000 SQ FT

// PROPOSED SITE PLAN



// SPECIFICATION & SUSTAINABILITY



UP TO 45M YARD DEPTH



LEVEL ACCESS LOADING DOORS



50KN/M2 FLOOR LOADING



FIRST FLOOR OFFICES



10M EAVES HEIGHT



1.2MVA ACROSS THE SITE



SECURE SELF-CONTAINED



LED LIGHTING



TARGET EPC A



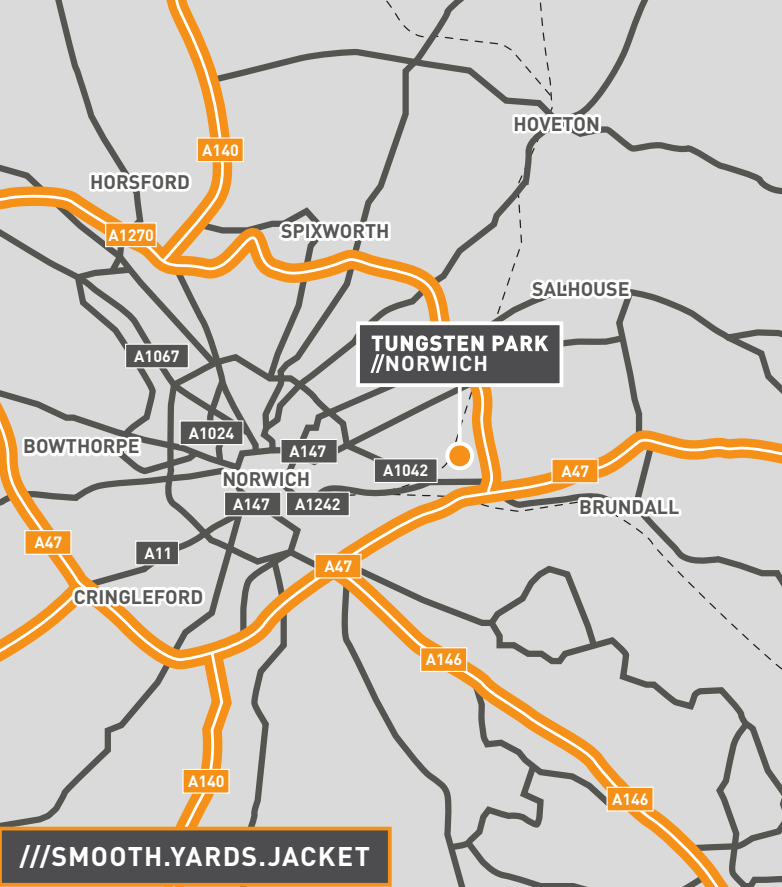
TARGET BREEAM EXCELLENT

// ACCOMMODATION

UNIT	TOTAL GEA (sq ft)	WAREHOUSE (sq ft)	OFFICE (sq ft)	YARD DEPTH	CAR PARKING
1	17,000	15,000	2,000	25m	35
2	24,000	22,000	2,000	25m	35
3	38,000	35,000	3,000	45m	35
4	27,000	25,000	2,000	45m	35
5	30,000	27,000	3,000	25m	35
6	15,400	13,400	2,000	25m	35
TOTAL	151,400	137,400	14,000		



INDICATIVE IMAGE



A STRATEGIC LOCATION

TUNGSTEN PARK FORMS PART OF THE WIDER BROADLAND BUSINESS PARK AND HAS EXCELLENT ACCESS TO THE A47 AND A11 TRUNK ROAD TO LONDON, THE MIDLANDS AND THE EAST COAST PORTS. NORWICH CITY CENTRE AND THE AIRPORT ARE ALSO EASILY ACCESSIBLE.

THE OPPORTUNITY

PRIME INDUSTRIAL/LOGISTICS DEVELOPMENT LAND IN NORWICH'S PRE-EMINENT BUSINESS PARK. PLOTS ARE AVAILABLE FOR SALE FROM 1 ACRE UP TO 10 ACRES. ALTERNATIVELY UNITS FROM 15,000 SQ FT UP TO 150,000 SQ FT ARE AVAILABLE FOR SALE OR TO LET ON A DESIGN AND BUILD BASIS, SUBJECT TO PLANNING.

DEMOGRAPHICS

440,000
LOCAL POPULATION WITHIN A 30 MINUTE DRIVE TIME

2,000,000
LOCAL POPULATION WITHIN A 60 MINUTE DRIVE TIME

4,800,000
LOCAL POPULATION WITHIN A 90 MINUTE DRIVE TIME

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
NORWICH	6.1	18 MINS
CAMBRIDGE	67.6	1 HR 22 MINS
PETERBOROUGH	84.6	1 HR 55 MINS
LONDON	121	2 HR 29 MINS

SOURCE: GOOGLE MAPS

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SOURCE: NOMIS

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