



BERTRAM HOUSE, PEACHMAN WAY, BROADLAND BUSINESS PARK, NORWICH NR7 0WF

**TO LET | MODERN BUSINESS PARK OFFICES WITH PARKING
3,556 (330 SQ M) & 4,597 SQ FT (427 SQ M)**

- Mostly open plan ground floor offices
- 66 car parking spaces (1 space per 124 sq ft)
- Situated in Norwich's premier out-of-town location
- Easy access to the A47 and A1270

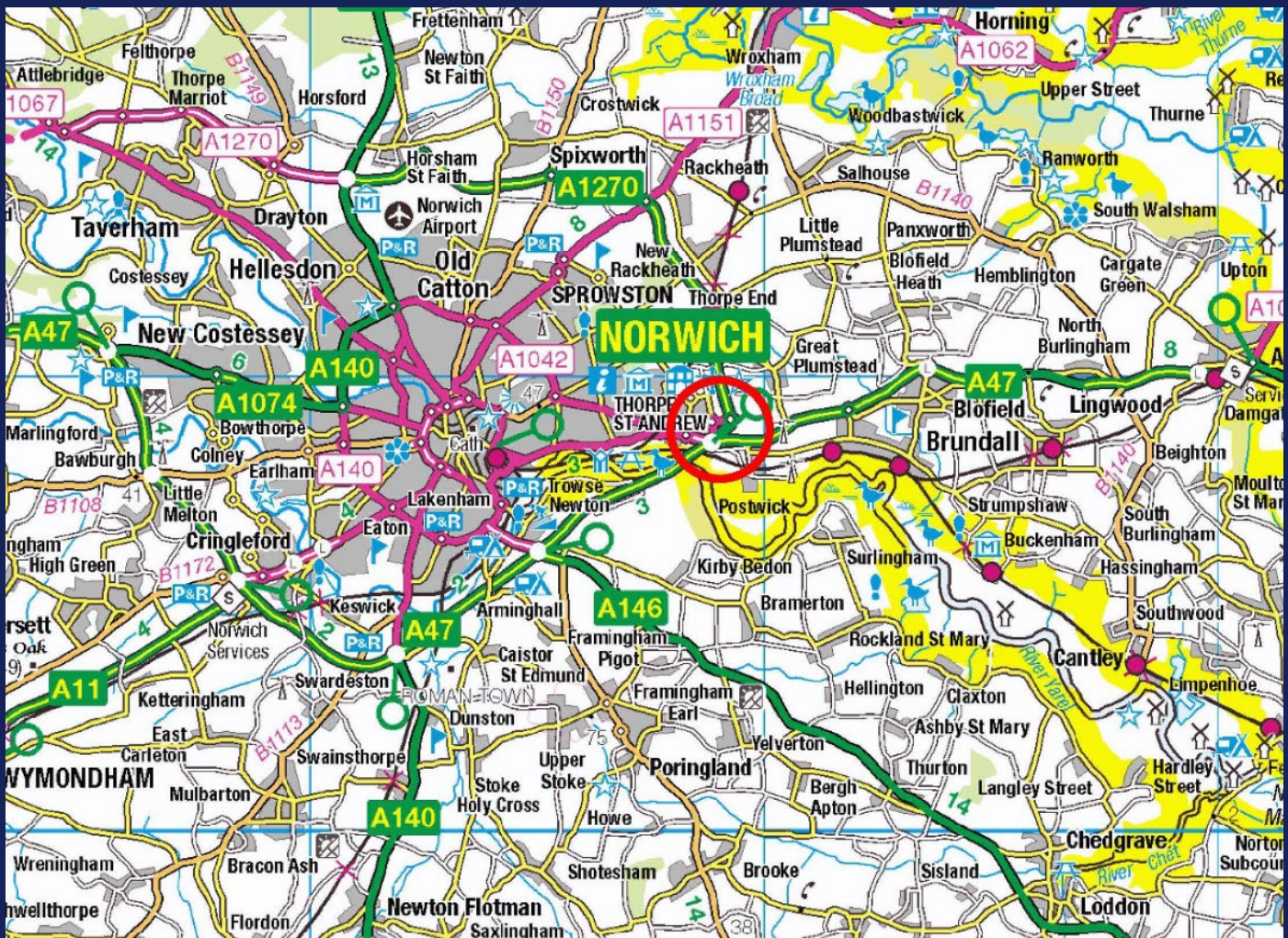
LOCATION

Broadland Business Park is ideally situated 3½ miles east of Norwich, within easy access to the A47 and A1270 (Northern Broadway). 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 profile occupiers including Marsh, Lovewell Blake, South Norfolk Council 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 Business Park include a Premier Inn Hotel, Broadland View Bar & Restaurant, the Waterside Café and a Bannantyne Health Club. There is also a Lidl, MacDonalds and Gridserve EV charging station, just to the east of the property.

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 Lasgo Gardeners, opposite Marsh. Evander occupy the first floor of the building.



SUMMARY

Description

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

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

There are WCs within the common areas.

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)

There are **66 on-site car parking spaces**, representing the exceptional ratio of **1 space: 124 sq ft**.

Suite A was refurbished throughout in 2021 and is available for immediate occupation. Suite B is to be refurbished. Further details upon application.

Terms

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

The quoting rent is **£18.00 per sq ft**.

Energy Performance Certificate

A copy of the EPC is available upon request

Rateable Value

The ground and first floors are currently assessed as a single hereditament as an RV of £272,500.

The two smaller ground floor suites will therefore need to be re-assessed.

Service Charge

For further details on the building's service charge and estate charge, please contact the sole agents.

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

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

Will Jones

07899 061 892
william.jones@bidwells.co.uk

Chris Squirrell

07887 830 124
chris.squirrell@bidwells.co.uk

April 2026

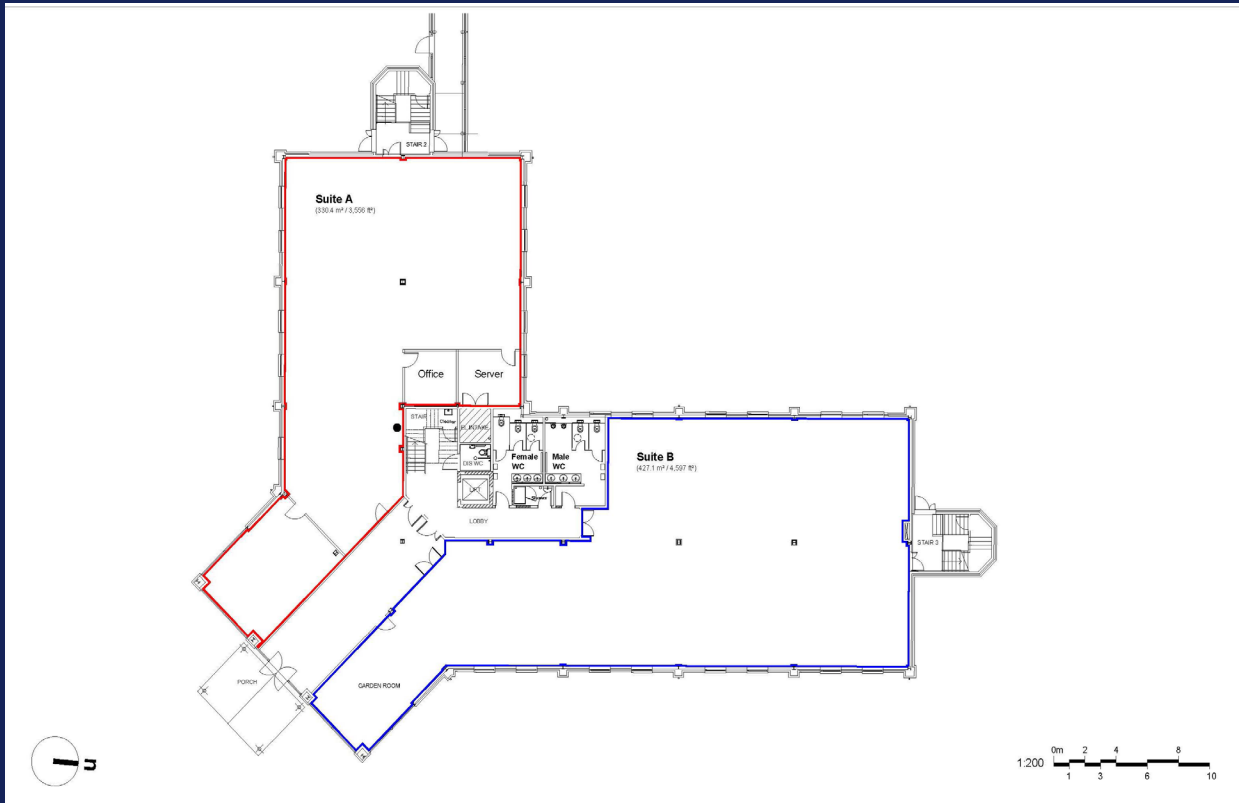
Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

GALLERY



GALLERY



GALLERY

