



**Norwich Airport**  
**Industrial Estate**

# PLOTS ON HURRICANE WAY, NORWICH AIRPORT INDUSTRIAL ESTATE, NORWICH NR6 6EN



**RARE FREEHOLD  
OPPORTUNITY**

- ESTABLISHED COMMERCIAL LOCATION
- FOUR PLOTS FROM 0.38 ACRE (0.15 HA), TOTALLING 4.1 ACRES (1.66 HA)
- DETAILED PLANNING PERMISSION GRANTED FOR EMPLOYMENT USES

## Location

The Norwich Airport Industrial Estate is strategically located 3½ miles north of the city centre and just to the south of Norwich International Airport.

It is within a short drive of the A140 where there is easy connectivity to both the A1270 Broadland Northway and the outer ring road. Broadland Northway links to the A47 at the Postwick interchange on the east side of the city, where access is provided to Great Yarmouth and the Midland to the west.

The estate is one of the largest and most established logistics hubs in Norwich, providing a wide variety of industrial, warehousing and trade counter units. Nearby amenities include Greggs, Holiday Inn, Premier Inn, McDonalds drive through and a Tesco Express at the junction of Fifers Lane and Cromer Road.

Hurricane Way is home to a diverse mix of established occupiers including global engineering brands such as Fluke and Datapaq, Anglian Home Improvements, Lotus Cars, KLM Engineering and the Norse Group.

The plots are situated on the south side of Hurricane Way, close to the entrance to the estate.

## Description

The plots provide bare land, which is fully serviced and ready for immediate development.

Each plot has detailed planning permission for Eg(ii), Eg(iii), B2 and B8 uses.

### Plot 1 - 0.38 acre (0.15 ha)

Permission granted to construct a unit of 6,437 sq ft (GIA) with:

- 24% office content
- 9 car parking spaces
- 8m height to haunch
- 2 loading doors

### Plot 2 – 0.65 acre (0.25 ha)

Permission granted to construct a unit of, 8,934 sq ft (GIA) with:

- 21% office content
- 24 car parking spaces
- 8m height to haunch
- 3 loading doors

### Plot 3 – 1.25 acre (0.51 ha)

Permission granted to construct a unit of 18,912 sq ft (GIA) with:

- 27% office content
- 23 car parking spaces
- 10m height to haunch
- 3 loading doors

### Plot 4 – 1.85 acre (0.75 ha)

Permission to construct a unit of 31,364 sq ft (GIA) with:

- 16% office content
- 53 car parking spaces
- 10m height to haunch
- 4 loading doors

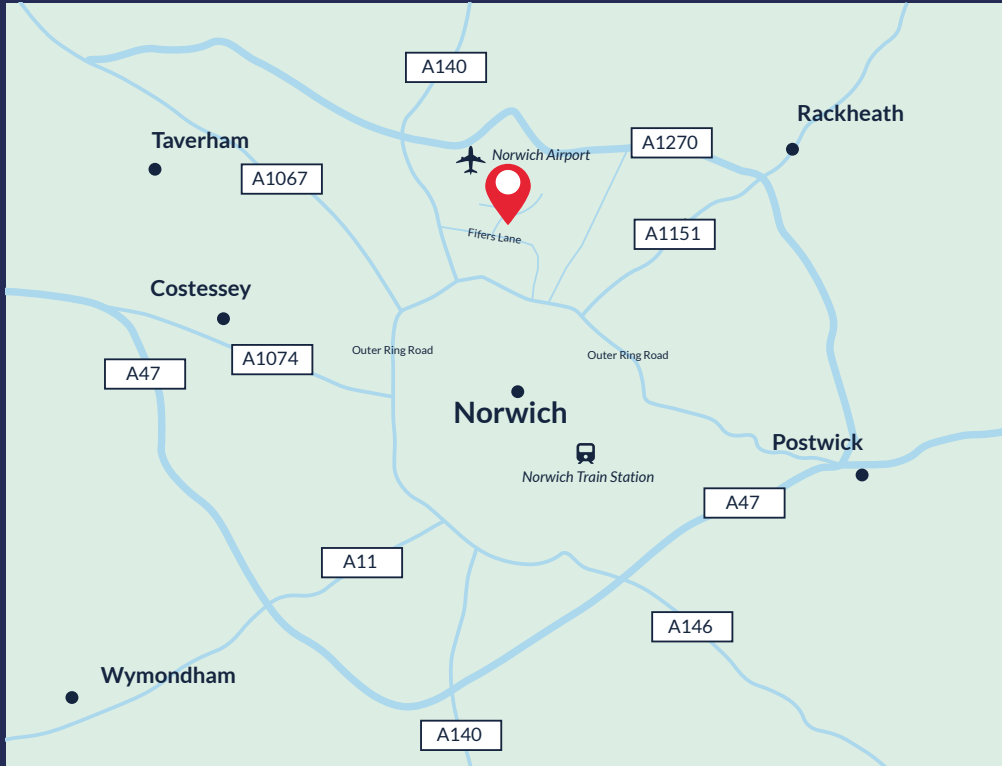
## Further Information

The permissions and plans for each plot can be downloaded and viewed [here](#).

# Masterplan

The CGIs of the consented units for each of the plots are shown below:





## Norwich Airport Industrial Estate

### Terms

For sale freehold on an unconditional basis.

Price upon application.

### Enquiries

Please contact the joint sole agents:

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