



## GROUND FLOOR, ELLA MAY BARNES BUILDING, ROSALIND FRANKLIN ROAD, NORWICH RESEARCH PARK NR4 7UQ

**TO LET | HIGH SPECIFICATION FULLY FITTED LABS  
7,808 SQ FT (725 SQ M)**

- Established location on the west side of Norwich
- Easy access to the A47 and the A11
- A mix of labs and self-contained offices
- On-site parking, plus further public parking in the NRP multi-storey car park

## LOCATION

The Ella May Barnes building is located on the Norwich Research Park, one of Europe's leading centres for research into the environment, food & health and home to over 12,000 people.

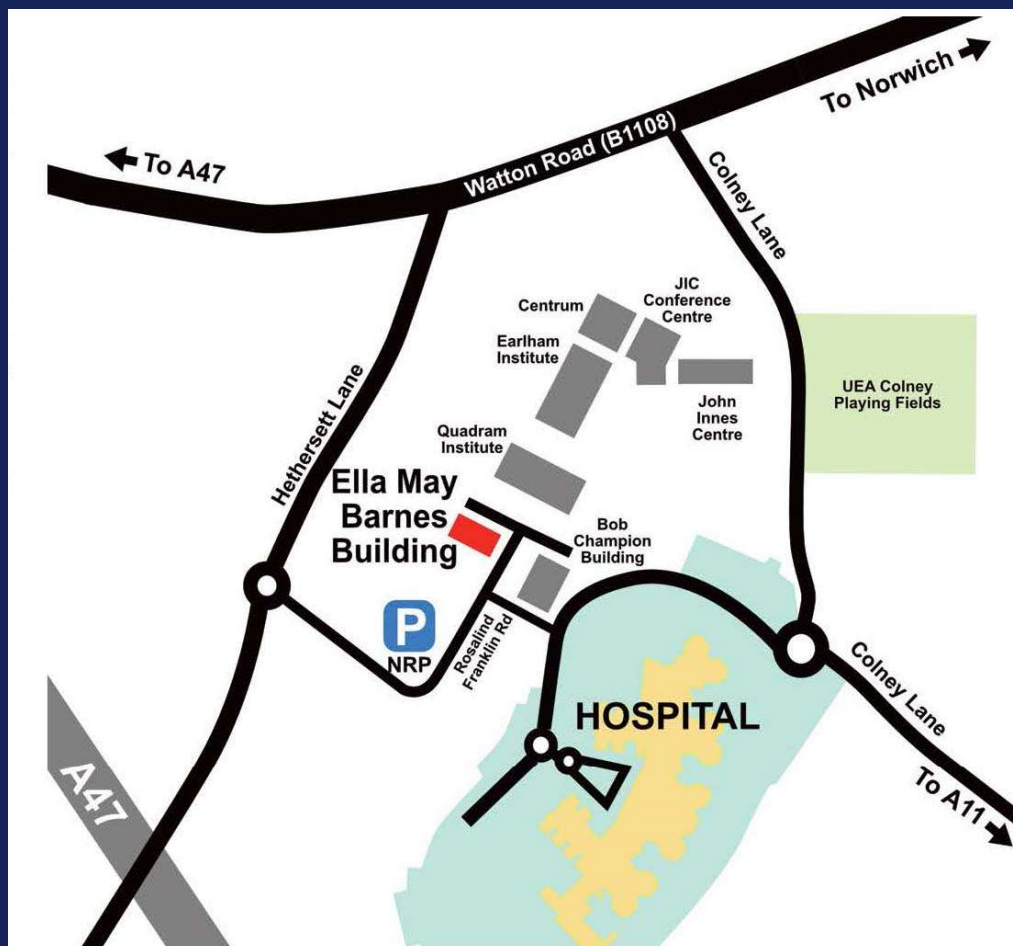
Situated on the Cambridge Norwich Tech Corridor, the building is located 3½ miles to the west of Norwich, within a short drive of the A47, which in turn provides easy access to the A11 and A140.

Norwich railway station has two services every hour to London Liverpool Street and Norwich Airport, just to the north of the city, has three flights a day to Amsterdam Schiphol providing world-wide connection to over 300 destinations.

Nearby, the A47 provides road access to Great Yarmouth 20 miles to the east and King's Lynn & beyond to the Midlands in the west. The A11 is 2½ miles away, where there is a road link to Cambridge, the M11 and the M25.

The building itself is located opposite The Quadram Institute and The Bob Champion Building. Rosalind Franklin Road runs off the hospital perimeter road from Colney Lane. Amenities close by include The Café at Centrum, The Chestnut Nursery and a Tesco Express on Colney Lane.

The Norwich Research Park is a partnership between the University of East Anglia, the Norfolk & Norwich University Hospital, The John Innes Centre, Quadram Institute Earlham Institute and the Sainsbury laboratory.



## SUMMARY

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### Description

The property provides impressive, recently built accommodation over two floors. Of steel frame construction under a metal roof, the elevations are exterior cladding panels, double glazed powder coated aluminium windows and feature rendered walls.

The ground floor has a shared main reception, with a kitchen, unisex WCs and changing rooms. The high degree of full height glazing provides excellent natural light throughout the building.

The space provides a number of separate labs and offices either side of a central corridor. All the labs have an RO water supply. There is also a spacious kitchen and break-out area just off the main reception.

### Accommodation

The net internal floor area is:

**Ground floor - 7,808 sq ft (725 sq m)**

There are 5 self-contained labs ranging in size from 558 to 1,123 sq ft, most of which can be easily combined. In addition, there are 3 offices ranging in size from 532 sq ft to 1,095 sq ft. For a schedule of availability, please contact the letting agents.

A total of 7 dedicated car spaces are provided at the front of the building. Further spaces are available by separate arrangement in the NRP multi-storey car park just to the south of the property.

### Planning

The permitted use for the property is for Research & Development (and ancillary) purposes.

### Rateable Value

According to the business rates section of the gov.uk website, the property has an RV of £150,000.

### Energy Performance Certificate

A copy of the EPC is available upon request.

### Terms

A new full repairing and insuring lease is available for a term to be agreed.

Further details including the quoting rent upon application.

### Viewing

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

#### **Will Jones**

07899 061 892

[william.jones@bidwells.co.uk](mailto:william.jones@bidwells.co.uk)

#### **Chris Squirrell**

07887 830 124

[chris.squirrell@bidwells.co.uk](mailto:chris.squirrell@bidwells.co.uk)

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# GALLERY

