

UNITS 3 & 4 BROADLAND GATE TRADE PARK, HAWTHORN DRIVE, NORWICH NR13 5GE

TO LET | TWO TRADE COUNTER UNITS
4,300 SQ FT (399 SQ M) EACH
TOTALLING 8,600 SQ FT (798 SQ M)

- Highly prominent position on the east side of the City
- Easy access to A47 and A1270 (NDR)
- Other occupiers include Screwfix, Howdens and Toolstation

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LOCATION

Broadland Gate is situated at the junction of the A47 and A1270 (NDR). Norwich City centre is 3½ miles to the west accessed via the A1042 Yarmouth Road, and Norwich Airport is 9 miles to the northwest.

The A47 provides access to Great Yarmouth in the east and to King's Lynn and beyond to the Midlands in the west. The A11 junction is 8 miles away.

Other occupiers in the immediate vicinity include Norwich Audi, DX, BT, John Menzies, Marsh and South Norfolk Council. There is a Costco wholesale warehouse currently under construction.

Amenities nearby include a Premier Inn Hotel, Broadland View bar & restaurant and a Costa Coffee and Bannantyne Health Club.



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SUMMARY

Broadland Gate

Broadland Gate is Norwich's newest mixed use out-of-town development, situated in one of the region's most accessible and prominent locations.

With all the plots on the Park now sold, occupiers include Norfolk Constabulary, Jaguar Land Rover, Travis Perkins, CCF and Pinnacle Engineers. There is also a Gridserve EV charging forecourt, a Lidl superstore, Burger King, McDonalds and an M&S food store to be constructed.

Description

The development provides a terrace of seven units with parking and loading at the front.

Of steel portal frame construction under a single pitched roof with 10% rooflights, the specification includes electric loading doors, a glazed trade counter entrance with double pedestrian doors, concrete floors, capped services and an eaves height of 6m.

Unit 3 is fitted out with a 2,257 sq ft trade counter area, with ancillary offices, kitchen and WCs.

Accommodation

The following gross internal areas are provided:

Unit 1	-	**Let to Specialist Building Supplies**	
Unit 2	-	**Let to Medlock**	
Unit 3	-	4,300 sq ft	(399 sq m)
Unit 4	-	4,300 sq ft	(399 sq m)
Unit 5	-	**Let to Toolstation**	
Unit 6	-	**Let to Howdens**	
Unit 7	-	**Let to Screwfix**	

Additional information

Terms

The units are all available on new FRI leases for a term to be agreed.

Rent upon application.

Legal Costs

Each party will be responsible for their own legal costs.

Further Information

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



Unit 3

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GALLERY



