



**UNITS 1 & 2 PEACHMAN WAY,
BROADLAND BUSINESS PARK,
NORWICH NR7 0WF**

TO LET

New high specification adjoining warehouses

**24,797 & 31,238 SQ FT
(2,304 & 2,902 SQ M)**

- **SITUATED IN NORWICH'S PREMIER OUT-OF-TOWN LOCATION**
- **EASY ACCESS TO THE A47 AND THE A1270 BROADLAND NORTHWAY**
- **WAREHOUSE SPACE WITH 12M EAVES**
- **OPEN PLAN AIR-CONDITIONED OFFICES**

Location

Broadland Business Park is ideally situated 3½ miles east of Norwich, within easy access of the A47 and A1270.

Widely regarded as Norwich's premier out-of-town location, the park provides an attractive landscaped environment, which has already attracted a number of high-quality occupiers to include BT, Yodel, DX Freight, Gardners Lasgo, Menzies Distribution and Pasta Foods.

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 linking to Thetford, Cambridge and beyond to the M11.

The A1270 Broadland Northway provides quick access directly to Norwich Airport, where there are regular daily flights to Amsterdam Schiphol.

Amenities on the park include a 93-bed Premier Inn hotel, The Fieldfare pub & restaurant, the Waterside Café, and a Costa Coffee drive-thru.

Close by there's a Bannatyne health club and Sainsbury's supermarket on Pound Lane. At Broadland Gate there is a Lidl, McDonald's and Gridserve EV charging station.

The property occupies a prominent position 300m to the west of the Peachman Way / Broadland Way roundabout.





Description

The development provides two brand new high quality adjoining warehouses, with good-sized fenced and gated yards.

Each unit benefits from the following specification:

- Three electronic loading doors
- 11.75m eaves height
- 60 Kn per sq m floor loading
- PV roof panels
- High level LED lighting

Single-storey ground floor offices are also provided to include:

- Air conditioning
- Raised floors with carpets
- Suspended ceilings with recessed LED lighting
- Kitchen areas
- Male, female & disable WCs

Externally, there are generously sized yards for loading and unloading, along with dedicated parking for a minimum of 15 cars outside Unit 2 and a minimum of 20 cars outside Unit 2. Each unit also has their own EV charging points and cycle shelters.

Accommodation

The following gross internal areas will be provided:

Unit 1		
Warehouse	22,627 sq ft	(2,102 sq m)
Offices	2,130 sq ft	(198 sq m)
Total	24,757 sq ft	(2,300 sq m)

Parking – 15 dedicated car spaces.

Unit 2		
Warehouse	28,161 sq ft	(2,616 sq m)
Offices	3,077 sq ft	(286 sq m)
Total	31,238 sq ft	(2,902 sq m)

Parking – 20 dedicated car spaces.

Two extra floors of offices of the same size can be added to Unit 1, and one extra floor can be added to Unit 2.

The two units can be easily combined to provide a single self-contained unit of 55,995 sq ft (5,202 sq m).





Terms

New full repairing and insuring leases are available for a term to be agreed.

Rent

Upon application.





EPC

A copy of the EPC is available upon request

Further information

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

Bidwells



Will Jones

Tel: 07899 061892

Email: william.jones@bidwells.co.uk

Chris Squirrell

Tel: 07887 830124

Email: chris.squirrell@bidwells.co.uk

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