



# LAKESIDE 500

Fully fitted, Grade A office building with car parking in an outstanding position at Norwich's premier office location.

**3,610 sq ft / 335 sq m**



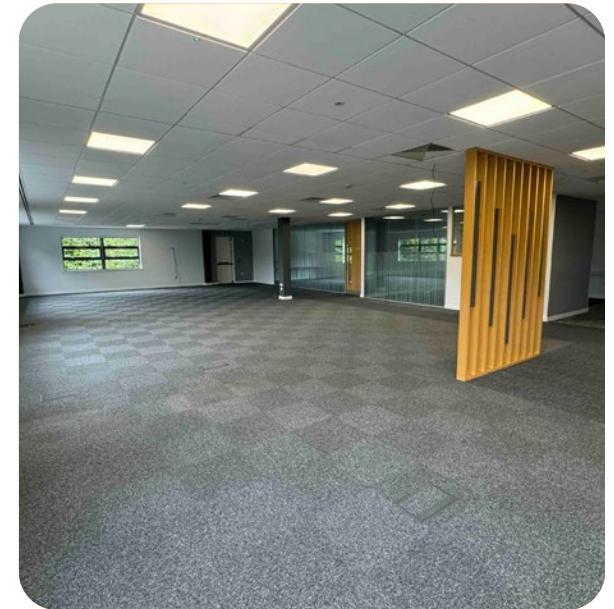
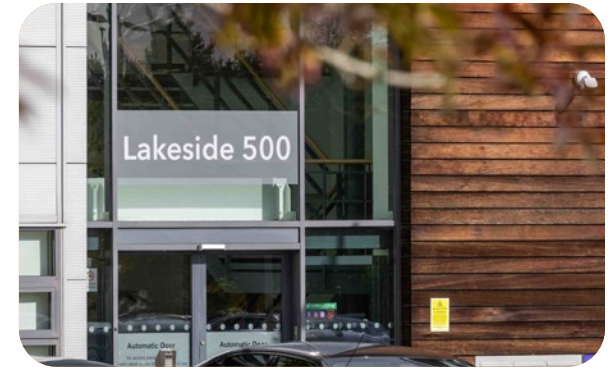
**TO LET with parking**

[broadlandbusinesspark.co.uk](http://broadlandbusinesspark.co.uk)

**Lakeside 500 provides high-quality accommodation within a multi-occupied office building, set in a mature, landscaped environment.**

## BROADLAND BUSINESS PARK

The business park's location, immediately adjacent to the A47 and A1270 Broadland Northway on the eastern side of Norwich, gives it excellent access to the region's transport network. It sits in a natural landscaped environment with mature trees and an attractive lake as its centrepiece, together with well maintained planting and vistas throughout the park.



## LAKESIDE 500

Lakeside 500 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park.

**First floor, west wing suite totaling 3,610 sq ft (335 sq m)**

### Specifications

- Three storey building
- EPC rating: B
- Double-glazed windows
- VRF comfort heating and cooling
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting to specification
- 15 metre wide open-plan floor areas
- Excellent natural lighting
- Stunning full height glazed reception
- Solar panels

### Facilities

- Passenger lift to all floors
- Male, female and disabled toilets
- Shower facilities

### Parking

- 116 car parking spaces
- 18 covered bicycle parking spaces
- 9 motorcycle parking spaces

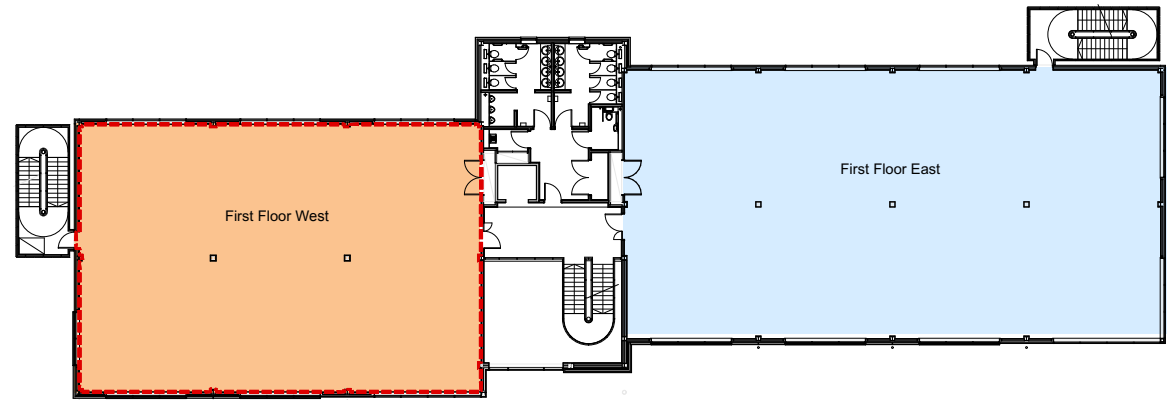


## FLOOR AREAS AND PLANS

The building is occupied by Lovell Partnerships, Morgan Sindall, Vein Centre, Titan Wealth and Brooks Financial. One remaining suite is available to let.

The **First Floor West** suite is approximately 3,610 sq ft / 335 sq m, with 16 car parking spaces. The suite is fitted out with kitchen and meeting rooms.

### FIRST FLOOR



## LOCATION

Broadland Business Park's location to the east of Norwich city centre makes it readily accessible.

### Road

The business park is adjacent to the junction of the A47 and A1270 dual carriageways, with fast links to the area's major trunk routes. Sat nav NR7 0WG.

### Cycle

The park connects to cycleways linked to the expanding Norwich cycle network and local residential areas run throughout the park.

### Walking

The park has numerous footpaths linking it to local facilities, the surrounding countryside and residential areas.

### Bus

Regular bus services run past the business park, with some services stopping approximately 100 metres from Lakeside 500.

### Rail

Norwich railway station, with its links to London, the Midlands, the north of England and local destinations, is easily accessible by car, bus and taxi from the park.

### Air

Norwich Airport is around 15 minutes' drive from the park.

### On-site facilities

- Mature landscaped setting
- Lakeside walks
- Paths for cyclists and pedestrians
- Waterside café with inside and outdoor seating overlooking the lake
- Beryl bikes and e-scooters
- Costa Drive-thru coffee shop
- Fieldfare pub and restaurant
- Premier Inn hotel

### Amenities close by

- Bannatyne Health Club
- Two Busy Bees nurseries
- Sainsbury's supermarket in walking distance
- Lidl supermarket
- McDonald's
- Burger King





### LOCAL AMENITIES

- 1 Busy Bees Nurseries
- 2 Costa Coffee
- 3 The Fieldfare (Greene King pub)
- 4 Premier Inn
- 5 Waterside Café
- 6 Bannatyne Health Club
- 7 Memorial Gardens

### OFFICE BUILDINGS

- 9 Lakeside 200
- 10 Lakeside 300
- 11 Lakeside 400
- 12 Lakeside 500
- 13 Bankside 300
- 14 Bankside 100
- 15 Reed House
- 16 Willow House
- 17 The Horizon Centre
- 18 Evander
- 19 DSA

### DISTRIBUTION CENTRES

- 20 GAP Group
- 21 Delta Fire
- 22 Norwich Instrument Services
- 23 Gardners Books
- 24 Yodel
- 25 DX
- 26 D&F McCarthy
- 27 Makro
- 28 Menzies
- 29 Start-rite



# NORWICH'S PREMIER BUSINESS LOCATION

Further details on rents and terms  
are available from the letting agents.



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As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. February 2023.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy.

Alternatively, the document can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, [www.rics.org](http://www.rics.org).

