



# LAKE SIDE 300

Comprehensively refurbished Grade A three-storey office building in an outstanding position on Norwich's pre-eminent business park.

3,183 sq ft / 295.7 sq m



TO LET with parking

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

**An extensive refurbishment and a contemporary new design have created prestigious state-of-the-art office accommodation 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 300

The specification of Lakeside 300 is of an extremely high standard, making it one of the most sought-after office facilities in Norwich.

### Specifications

- Three storey building
- Environmentally efficient design
- VRF cooling and heating system
- LED lighting throughout
- Fully accessible raised floors
- 2.7 metre floor to ceiling height
- Suspended ceilings with recessed light fittings
- 17 metre wide open-plan floor plates
- Purpose-made double-glazed aluminium windows
- EPC rating – A
- Excellent natural lighting
- Stunning double height shared entrance foyer.

### Facilities

- Lift to all floors
- Toilets on each floor
- Male and female shower on each floor with dedicated changing area. DDA compliant shower room on the first floor.

### Parking

- 114 car parking spaces, including 6 disabled
- Bicycle and motorcycle parking
- 21kW electric car charging points.

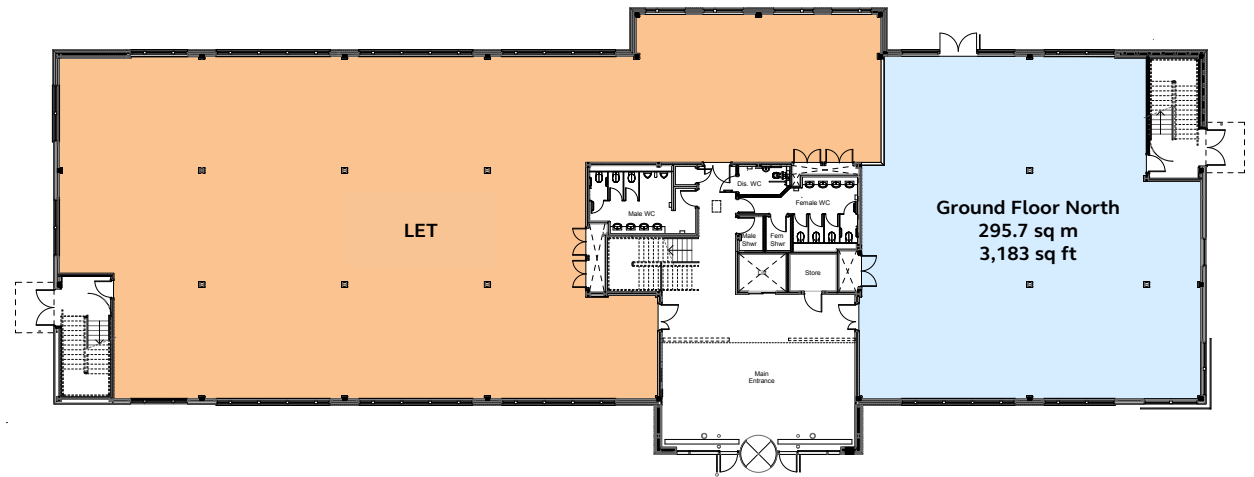


## FLOOR AREAS AND PLANS

Following recent lettings to Barratt David Wilson Homes, Mott MacDonald, NatWest, Optima Health and TGS4C Offshore, one remaining suite available to let.

The **Ground Floor North** suite is approximately 3,183 sq ft / 295.7 sq m, with 10 car parking spaces.

### GROUND 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 300.

### 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).

