

TUNGSTEN PARK
// NORWICH

**PRIME NEW INDUSTRIAL AND
LOGISTICS DEVELOPMENT**

14,800 - 31,735 SQ FT

FREEHOLD / LEASEHOLD

SUBJECT TO PLANNING

BROOK ROAD
NORWICH
NR7 0FE

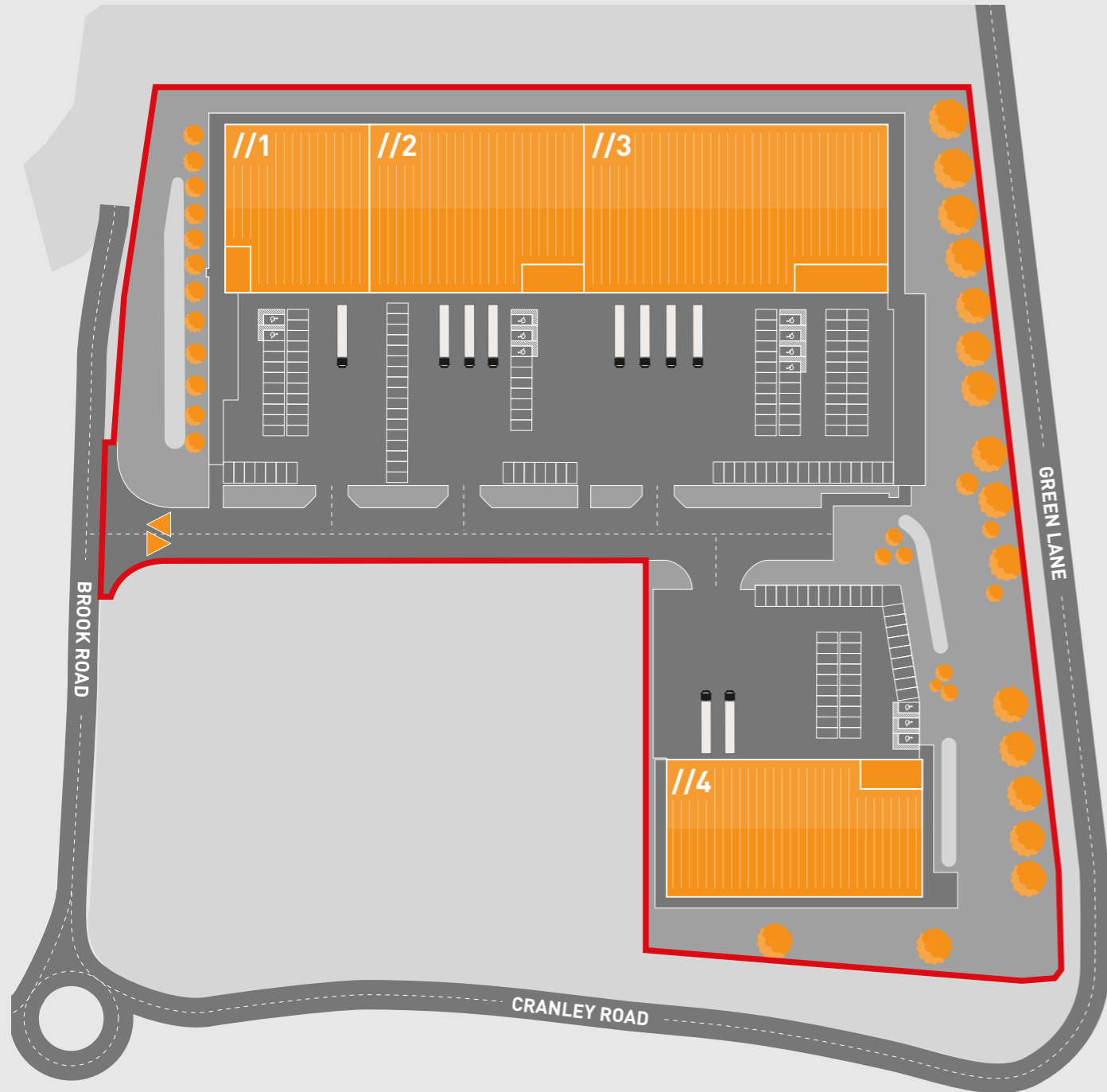
www.tungsten.uk.com/norwich

A Development By

TUNGSTEN
PROPERTIES

// NORWICH

OPERATIONAL FLEXIBILITY



UNIT 1	SQ FT	UNIT 2	SQ FT	UNIT 3	SQ FT	UNIT 4	SQ FT
WAREHOUSE	14,080.4	WAREHOUSE	21,151.9	WAREHOUSE	30,213.5	WAREHOUSE	20,700.5
OFFICES	704.8	OFFICES	1,058.0	OFFICES	1,510.0	OFFICES	1,034.9
TOTAL GIA	14,785.2	TOTAL GIA	22,209.9	TOTAL GIA	31,723.5	TOTAL GIA	21,735.4





A STRATEGIC LOCATION

BROADLAND BUSINESS PARK HAS EXCELLENT ACCESS TO THE A47 AND A11 TRUNK ROADS TO LONDON, THE MIDLANDS AND EAST COAST PORTS, NORWICH AIRPORT VIA THE A1270 BROADLAND

DEMOGRAPHICS



440,000
LOCAL POPULATION WITHIN A
30 MINUTE DRIVE TIME



2,000,000
LOCAL POPULATION WITHIN A
60 MINUTE DRIVE TIME



4,800,000
LOCAL POPULATION WITHIN A
90 MINUTE DRIVE TIME

SOURCE: NOMIS

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
NORWICH	6.1	18 MINS
CAMBRIDGE	67.6	1 HR 22 MINS
PETERBOROUGH	84.6	1 HR 55 MINS
LONDON	121	2 HR 29 MINS

AIRPORTS	MILES	TIME
NORWICH AIRPORT	9.7	16 MINS
STANSTED AIRPORT	88.0	1 HR 27 MINS
LUTON AIRPORT	104	2 HR 11 MINS
HEATHROW AIRPORT	146	2 HR 31 MINS

SOURCE: GOOGLE MAPS



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