



LAKE SIDE 400

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

26,752 sq ft / 2,485 sq m

One suite remaining 8,847 sq ft / 822 sq m



TO LET with parking

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 400

Lakeside 400 offers the opportunity to occupy prestige office accommodation set within a superb landscaped environment on Norwich's pre-eminent business park.

One suite remaining of 8,847 sq ft / 822 sq m

Specification

- VRF comfort cooling and heating
- Fully accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- 15 metre wide open-plan floor areas
- Double-glazed windows
- Excellent natural lighting
- Impressive full height reception
- Feature balcony overlooking lake
- EPC rating A
- Solar panels

Facilities

- Two passenger lifts to all floors
- Male and female toilets to each floor
- Disabled toilet on each floor
- Shower facilities

Parking

- 110 car parking spaces including 5 disabled parking spaces
- Motorcycle and cycle parking
- EV chargers



The **Ground Floor** is available and is approximately 8,847 sq ft / 822 sq m with 37 car parking spaces.

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 400.

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

“We’re genuinely loving our new space at **Broadland Business Park!** The location is perfect for us – easy to get to, great facilities and a really friendly atmosphere.”

TGS 4C

KEY

-
- A47
Norwich
Southern
Bypass**
- LAKESIDE 400**

SAT NAV Ref: NR7 0WG



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.lettingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.

