



## Tungsten Park Norwich - Draft, Brook Road, Norwich, NR7 0FE

PRIME NEW INDUSTRIAL AND LOGISTICS DEVELOPMENT

14,800 - 31,735 SQ FT FREEHOLD / LEASEHOLD

<b>Tenure</b>	To Let
<b>Available Size</b>	14,800 to 31,375 sq ft / 1,374.96 to 2,914.83 sq m
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

- Subject to Planning
- Proposed Scheme
- Excellent Access to A47
- 440,000 People within a 30 min drive time
- 2,000,000 People within a 1 hour drive time
- 4,800,000 People within a 90 min drive time

## Description

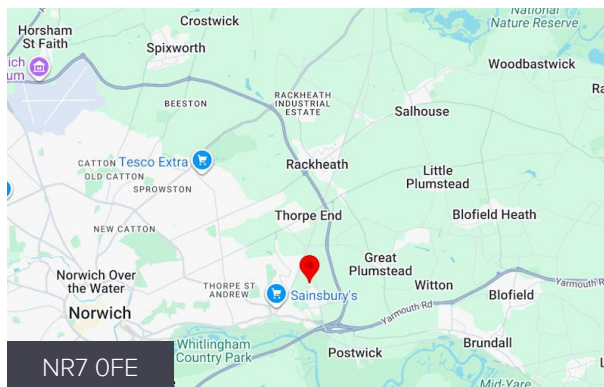
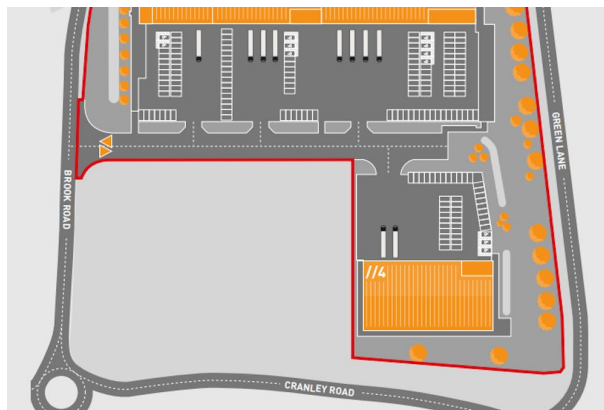
The Tungsten scheme at Norwich presents a rare opportunity to secure high-quality, purpose-built industrial and logistics accommodation within a well-established commercial location.

Currently proposed as a draft scheme, the development is subject to planning and offers prospective occupiers and purchasers an opportunity to engage at an early stage. This allows for potential input into specification and configuration, ensuring that the finished units can align closely with specific operational requirements.

Comprising four modern units ranging from approximately 14,800 to 31,700 sq ft, the scheme is designed to accommodate a range of occupier requirements. The buildings prioritise operational flexibility, with clear-span warehouse space, integrated office accommodation, and layouts suitable for a variety of industrial and logistics uses. Availability on both a freehold and leasehold basis further enhances the scheme's appeal to both owner-occupiers and investors.

## 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



## Viewing & Further Information

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