

62% OF PLOTS NOW EXCHANGED OR SOLD

BROADLAND GATE
NORWICH NR13 5HB

BROADLANDGATE
Norwich's new gateway
business destination

Industrial / Warehousing / Production / Trade Units

To be built on the new Broadland Northway road just off the A47

AVAILABLE - FREEHOLD / LEASEHOLD
Plots for sale from 1 acre upwards

D&B packages available with flexible unit sizes
10,000 - 210,000 sq ft



Image for indicative purposes only.

New occupiers include:



www.broadlandgate.co.uk

ESTATE INFRASTRUCTURE IS CONSTRUCTED • SERVICED PLOTS AVAILABLE



BROADLAND GATE

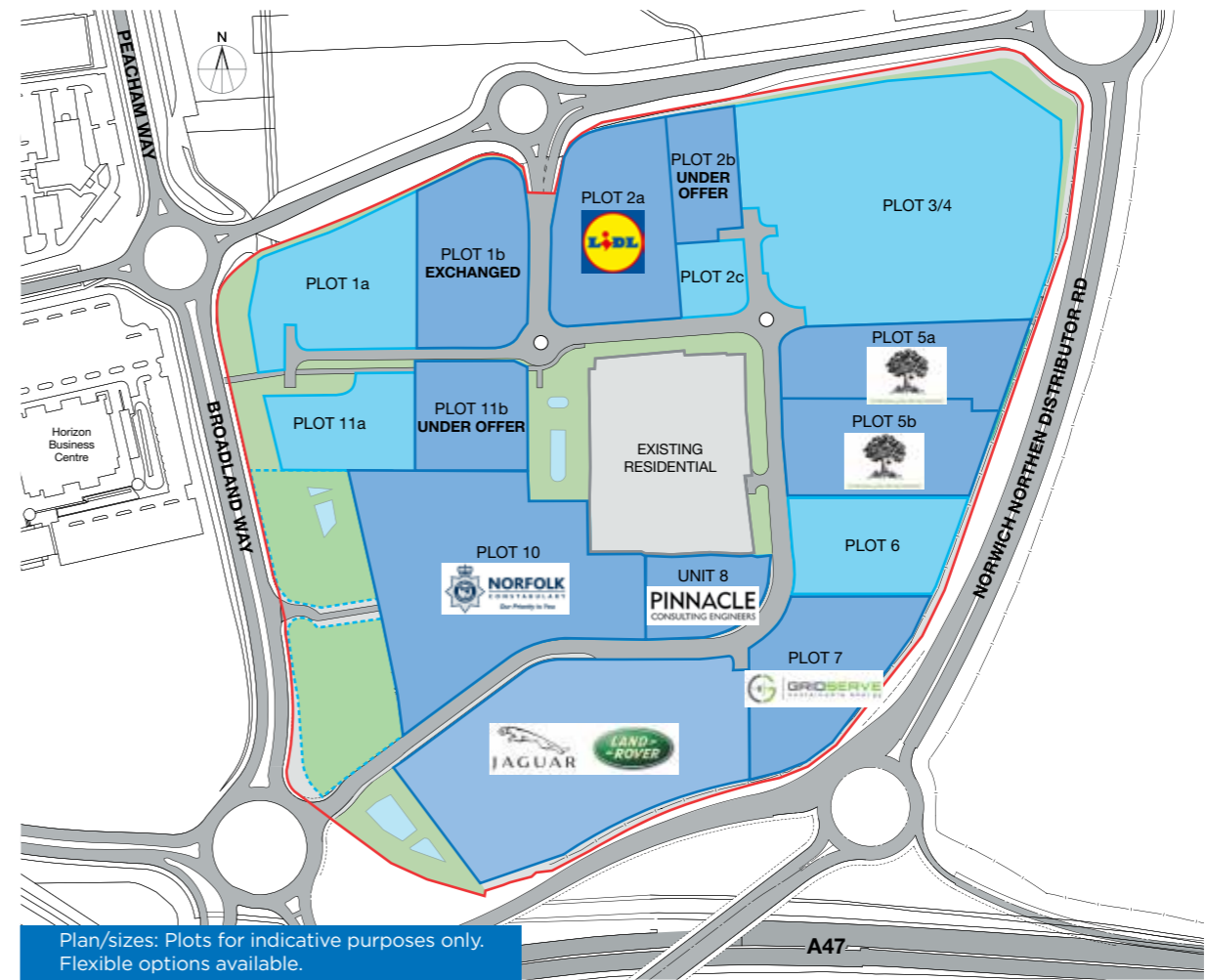
The 48-acre mixed use scheme Broadland Gate is situated at the highly prominent 'Postwick Hub' junction of the A47 Norwich southern by-pass, the only point where the A47 meets the new 'Broadland Northway'.

The site has planning consent for over 690,000 sq ft (64,100 sq m) of commercial, business, retail, leisure and car showrooms, including 479,100 sq ft (44,510 sq m) of employment (B1 / B8).



LOCAL OCCUPIERS

Major employers in Norwich include Virgin Money, Anglian Water, Kettle Foods, The Norse Group and Naked Wines. Occupiers in the immediate vicinity include:



PLOT SIZES

PLOT	ACRES
1a	2.02
1b	Exchanged
2a	SOLD
2b	Under Offer
2c	0.55
3/4	7.50
5a	SOLD
5b	SOLD
6	1.71
7	SOLD
8	SOLD
9	SOLD
10	SOLD
11a	1.00
11b	Under Offer

Plan/sizes: Plots for indicative purposes only. Flexible options available.

KEY BENEFITS

- Strategic location with excellent access
- Highly visible business park with the majority of plots benefiting from main road frontage
- Estate infrastructure constructed - serviced plots available
- Plots available to purchase, or bespoke D&B units on a Freehold or Leasehold basis

DEMOGRAPHICS

TOTAL POPULATION - 829,759

TOTAL SKILLED JOBS - 400,317 reflecting 48% of population

ECONOMICALLY ACTIVE - 79.1%

26% of Norwich's population is in the 16-29 age group

Over 40% of Graduates from Norwich live and work locally

16% of business in Norwich is Digital Tech

NEW OCCUPIERS

There will be a new Police Investigations Centre on 5.3 acres on Plot 10, which will serve Norwich and the wider East Norfolk communities.

Gridserve will be developing a new state-of-the-art electric forecourt with 34 high-speed charging bays and associated facilities including a coffee shop and convenience store.

Planning permission has now been granted for a new Lidl food store at the northern entrance to the site, just off the Poppy Way roundabout.



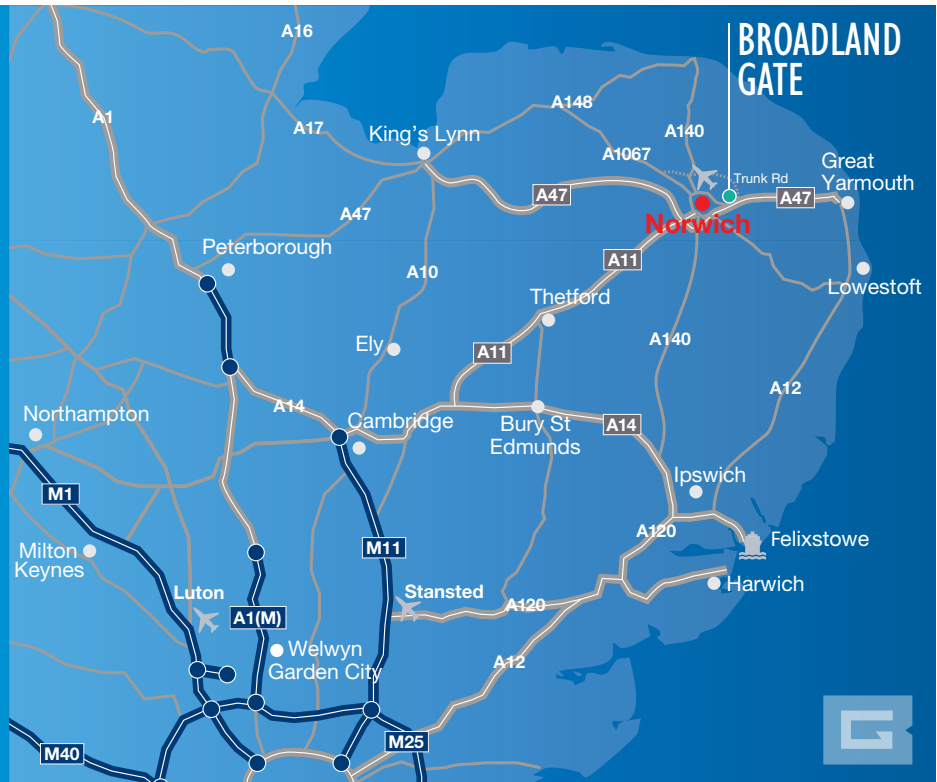
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LOCATION

Norwich is a historic cathedral city and the regional administrative centre of Norfolk. The A47 provides access to Great Yarmouth to the east and King's Lynn & beyond to the Midlands to the west.

The A11 provides direct access to Junction 9 of the M11 and through to the wider UK motorway network. The A140 provides a link to Ipswich in the south and the A147 links Norwich to the A1 and the Midlands to the west.

Norwich International Airport lies approximately 3 miles to the north, with regular flights across the UK and Europe. There are four flights per day to Amsterdam Schiphol Airport, as well as other domestic and European destinations.



LOCATION	MILES	TIME
A140	11.4	21mins
Great Yarmouth	17	25mins
Ipswich	47	1hr 17mins
King's Lynn	51	1hr 4mins
Felixstowe	59	1hr 30mins
Cambridge	67	1hr 20mins
M11 J9	71	1hr 10mins
Peterborough	81	1hr 40mins
A1 (M)	84.2	1hr 30mins
Milton Keynes	108	1hr 50mins
London	121	2hr 33mins

Source: google maps

BY TRAIN

Fastest journey times from Norwich to London Liverpool Street is 1 hour 47 minutes with two services every hour.



TERMS

Available on request.

VIEWING

Strictly by appointment through the agents.

www.broadlandgate.co.uk



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