



BROWICK INTERCHANGE

NEW INDUSTRIAL / DISTRIBUTION
DEVELOPMENT IN WYMONDHAM, NORWICH
NR18 OXP

UP TO 280,000 SQ FT (26,010 SQ M)
TO BE BUILT / DEVELOPED
ON A **26.37 ACRE SITE (10.7 HECTARES)**

UNRIVA11ED ACCESS

Introducing Browick Interchange, a new mixed-use development offering up to 280,000 sq ft of industrial / distribution opportunity, on a 26.37 acre site. Located immediately adjacent to the A11 dual carriageway, this is the ultimate in connectivity and convenience.

This prime opportunity is situated just to the south of Gateway 11, with the A11 providing a direct link to Norwich, approximately 10 miles to the north east with road access to Cambridge.



▶ BRAND NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT IN NORWICH

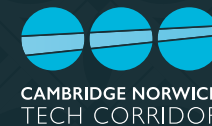
▶ EXTENSIVE FRONTAGE AND CONVENIENT ACCESS TO A11 DUAL CARRIAGEWAY

▶ TO BE BUILT TO THE HIGHEST QUALITY SPECIFICATION

▶ PROMINENT POSITION WITH EASY ACCESS TO THE A47 WITH LINKS TO GREAT YARMOUTH, KING'S LYNN AND THE MIDLANDS

▶ BENEFITS FROM EXCELLENT LOCAL LABOUR POOL

▶ MAJOR GROWTH CORRIDOR



LOGICALLY LOCATED



Browick Interchange occupies a highly prominent and accessible position, with an extensive frontage to the A11 dual carriageway.

The A47 Norwich southern by-pass is situated approximately 4.5 miles to the north east, where the road links to Great Yarmouth in the east, and King's Lynn and beyond to the Midlands in the west.



The A11 provides a direct link to Norwich, approximately 10 miles to the north east, and road access to Cambridge / A11. The A11 has significantly improved by the dueling between Thetford and Barton Mills. Wymondham railway station is on the Norwich to Cambridge line and Norwich International Airport has four flights per day to Amsterdam Schiphol Airport, along with a number of other domestic and European destinations.



Browick Interchange is situated just to the south of Gateway 11, which is one of the county's most established business parks and home to occupiers who include Norfolk Constabulary, William Lea and the Norfolk & Waveney NHS Trust. The Hethel Engineering Centre of Excellence and a Waitrose superstore are close by.

The site is bounded by Browick Road (B1136) along the southern boundary, which provides access to Wymondham town centre and its railway station to the west.

EXTERNALLY EXPANSIVE

The site is allocated for Employment purposes (Policy Wym 5) in South Norfolk Council's local plan.

The first phase of development provides approximately 26.37 acres (10.7 hectares) of Greenfield land, which is suitable for up to 280,000 sq ft (26,010 sq m) of commercial buildings.

The masterplan provides for mostly industrial, warehouse and trade counter units, with a family pub and hotel on the frontage land. Other uses may also be suitable, subject to planning.

INDICATIVE MASTERPLAN

Schedule of accommodation

UNIT	SQ FT	SQ M	ACRES
UNIT 1	20,000	1,858	2.238
UNIT 2	2,500	232	1.239
UNIT 3	2,500	232	1.239
UNIT 4	5,000	464	1.239
UNIT 5	5,000	464	1.239
UNIT 6	5,000	464	1.239
UNIT 7	40,000	3,716	2.908
UNIT 8	10,000	929	0.864
UNIT 9	10,000	929	0.593
UNIT 10	10,000	929	0.593
UNIT 11	10,000	929	0.725
UNIT 12	100,000	9290	6.374
UNIT 13	40,000	3,716	1.940
UNIT 14	20,000	1,858	1.812
TOTAL	280,000	26,010	24.242

Approximate gross external areas



THE ECONOMY

Norwich has a resident population of 135,300 and a primary catchment of just over 870,000 people. The local economy has a number of large employers including; Aviva, Marsh, Kettle Chips, Briar Chemical's, Anglian Windows, Lotus and The UEA, along with the University Hospital and Norfolk County Council.

The economic base is diverse with agriculture, tourism, manufacturing and the service sector all contributing to the thriving region.

The Norwich Growth Partnership proposes 37,000 new homes by 2026 with 13,000 of these being in south Norfolk, in locations such as Wymondham and Hethersett.

The A11 is seen as a major growth corridor.



BUILD PROGRAMME

It is anticipated that the building will be constructed to the following programme;

Site preparation	Week 1
Ground works completed	Week 8
Steel works completed	Week 12
Cladding installation	Week 16
Floor slab	Week 18
Office fit out	Week 20
Completion	Week 24

TYPICAL SPECIFICATION

- ▶ IN PLIA EARITIS DIS UT ET ES DOLOR SIMPERS PERUPTATEM QUI ODIS
- ▶ ET EXPLIA EXCEATE MPERIBUS, SUM UNTINISQUO QUATE SI ATIATIO NSECTATE
- ▶ CONE NONSEDIS AUT FUGITAE RSPINET OMNIME DOLUPTI BUSCILIAMET
- ▶ A EATI NUSTRUNTUS SUM IUS ESTIA AS INTI, UT AUT ALIQUAEMIDLANDS
- ▶ NEQUO ILITIIS EICIUNT, SUSACUM EARITIS DIS UT ET
- ▶ REPUDIS DOLUPTI BLAUT VELICIET OMMODI ADION VERCHILLOR AUT INCIAM

THE DEVELOPER

Wrenbridge is a leading developer of modern warehouse units in East Anglia, London and the South East. The company was founded in 1993 and has been successfully developing and investing across the UK for over 20 years.

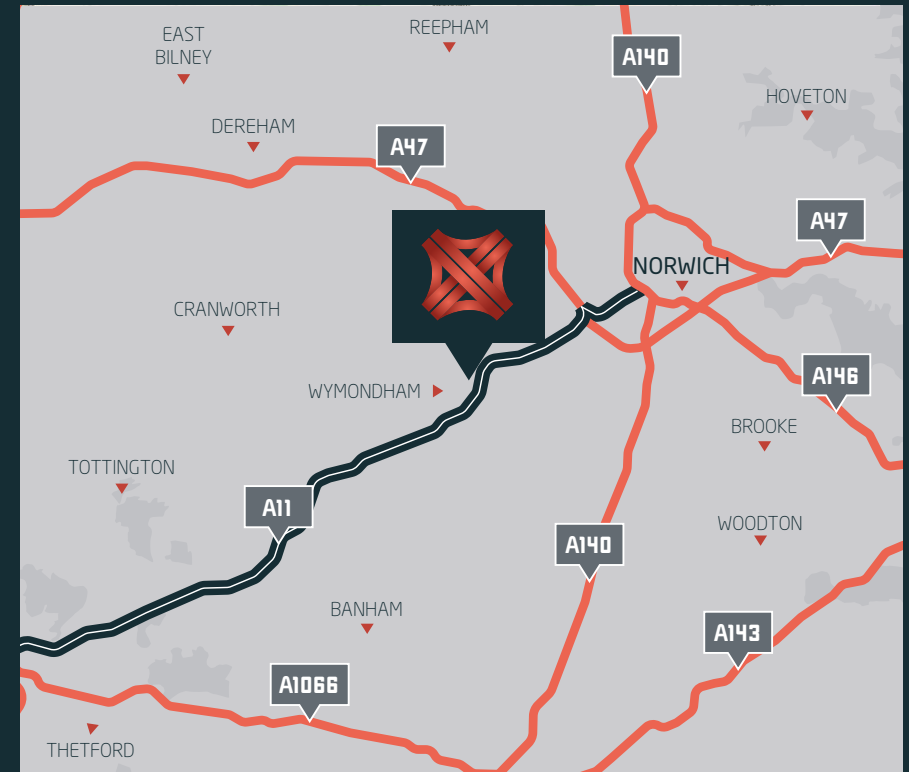
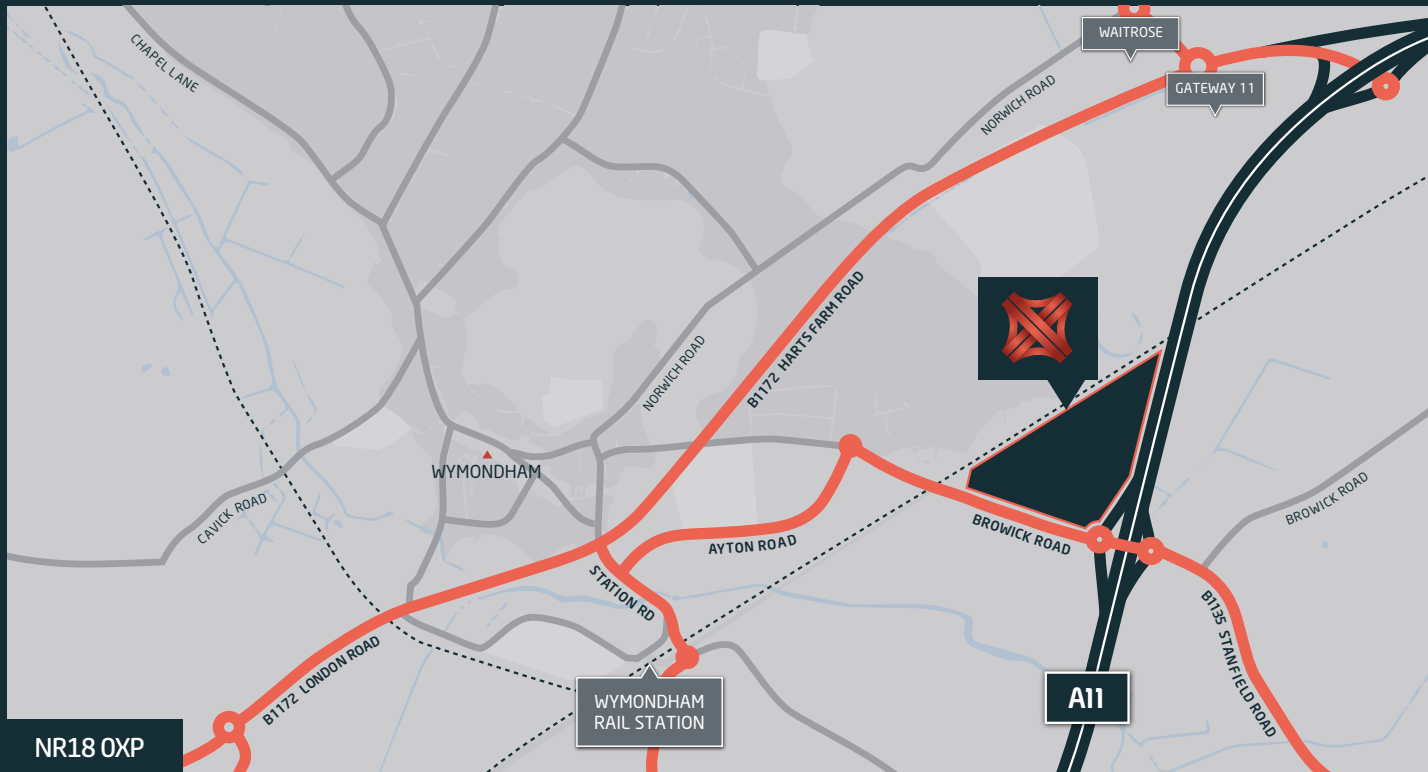
In the last 12 months Wrenbridge has delivered major new warehouse schemes on both a speculative basis and for specific end users.

Recent examples include; Circular Point, Higham's Park, London where Wrenbridge has delivered a new 10 unit, 100,000 sq ft warehouse and trade scheme.

Duxford, close to the M11 in Cambridgeshire where Wrenbridge has delivered a new 60,000 sq ft trans-shipping warehouse and service centre for Welch Transport.



Gravton Park, Belvedere, where Wrenbridge has just let a high quality, new build scheme of 108,000 sq ft to Amazon.



NR18 0XP

ACCESSIBILITY

The property is situated immediately adjacent to the A11 dual carriageway. The B1136 Browick Road provides access from the A11 to the park and beyond into Wymondham.

The site is a short distance from Wymondham railway station, which is on the Norwich to Cambridge line and is 29 minutes from Norwich International Airport.

DISTANCES

Wymondham Station	1 mile
Norwich Station	10 miles
Norwich International Airport	13 miles
Cambridge	52 miles
A47	53 miles
London Stansted Airport	73 miles
M25 J27	96 miles



James Swallow
James.Swallow@cbre.com



William Jones
William.Jones@bidwells.co.uk



Sam Kingston
Sam.Kingston@rochesurveyors.co.uk

BROWICKINTERCHANGE.CO.UK

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. November 2016.

A development by:



WRENBRIDGE