

Ella May Barnes Building, Rosalind Franklin Road, Norwich Research Park NR4 7UQ

A high specification two-storey Research and Development building

Situated in the heart of a world leading research centre into the environment, food & health

16,791 sq ft (1,560 sq m) with 39 car parking spaces



*Established location on the west side of Norwich
Easy access to the A47 and the A11*

To Let

Location

The property is located on the Norwich Research Park, one of Europe's leading centres for research into the environment, food & health and home to over 12,000 people.

Situated on the Cambridge Norwich Tech Corridor, the building is situated 3½ miles to the west of Norwich city centre, the property is within a short drive of the A47, which in turn provides easy access to the A11 and A140. Norwich railway station has two services every hour to London Liverpool Street and Norwich Airport, situated just to the north of the city, has three flights a day to Amsterdam Schiphol providing world-wide connection to over 300 destinations

The A47 provides road access to Great Yarmouth 20 miles to the east and King's Lynn & beyond to the Midlands in the west. The A11 is 2½ miles away, where there is a road link to Cambridge, the M11 and the M25.

The building itself is located opposite The Quadram Institute and The Bob Champion Building. Rosalind Franklin Road runs off the hospital perimeter road from Colney Lane. Amenities close by include The Café at Centrum, The Chestnut Nursery and a Tesco Express on Colney Lane.

The Norwich Research Park is a partnership between the University of East Anglia, the Norfolk & Norwich University Hospital, The John Innes Centre, Quadram Institute Earlham Institute and the Sainsbury laboratory.



Description

The property provides impressive, newly built accommodation over two floors. Of steel frame construction under a metal roof, the elevations are exterior cladding panels, double glazed powder coated aluminium windows and feature rendered walls.

Internally, the core areas on both floors around the main reception have been fitted out to provide meeting rooms, two kitchens, unisex WCs and changing rooms. There is a lift and stairs connecting the two floors. The high degree of full height glazing provides excellent natural light throughout the building.

The main laboratory and office areas have been left to a shell & core, to be fitted out to suit an occupier's specific requirements. The first floor has a raised floor and the ground a solid concrete floor.

Accommodation

The following approximate net internal floor areas are provided:

	Sq ft	Sq m
Ground floor		
Reception/entrance	712	66
Meeting & kitchen area	753	70
Laboratory	7,136	663
First floor		
Conference & kitchen area	1,046	97
Offices	7,143	664
Total	16,791	1,560

There are 14 dedicated car spaces at the front of the building, which include 3 accessible parking bays. A further 25 spaces can be allocated for the buildings use within the recently constructed 795 space multi-storey car park just to the south of the building.



Planning

The permitted use for the property is for Research & Development (and ancillary) purposes.

Rateable Value

Please contact the sole agents for further information.

Energy Performance Certificate

A copy of the EPC is available upon request.

Terms

Consideration will be given to letting, or selling the building freehold.

Further details upon application.

Viewing

For further information or to arrange a viewing, please contact the sole agents:



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