

FIRST FLOOR, REED HOUSE, BROADLAND BUSINESS PARK

Peachman Way,
Norwich, NR7 0WF

TO LET

GRADE A OFFICES IN A PRIME LOCATION
6,643 TO 14,147 SQ FT (617 TO 1,314 SQ M)

- EXCEPTIONAL HIGH SPECIFICATION AIR-CONDITIONED OFFICES
- 62 ON-SITE PARKING SPACES (1 PER 228 SQ FT)
- EASY ACCESS TO THE A47 AND THE A1270 BROADLAND NORTHWAY
- AVAILABLE AS A WHOLE, OR IN PART

Location

Broadland Business Park is situated 3½ miles east of Norwich city centre, immediately adjacent to the A47 and within a short drive of the A1270 (Northern Distributer Road).

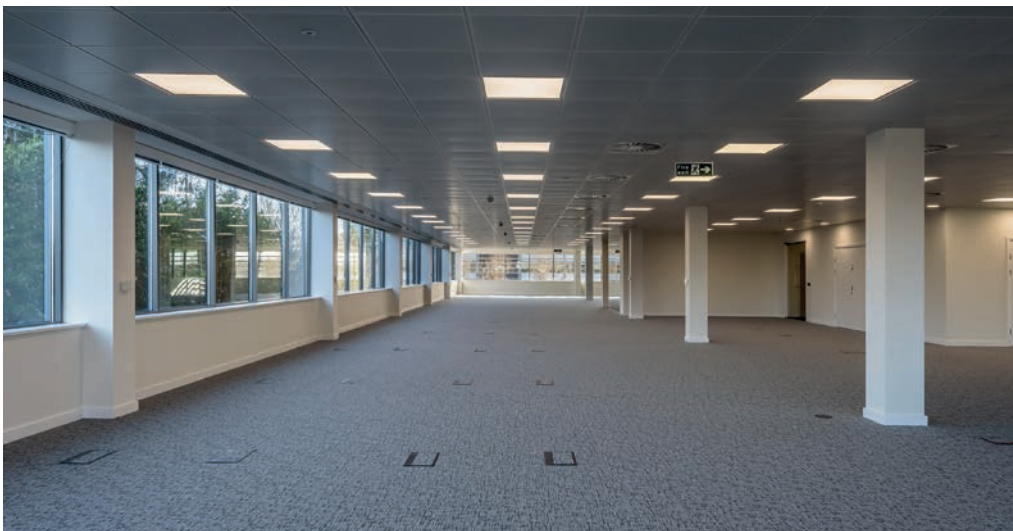
Widely regarded as Norwich's premier out-of-town location, the Park provides an attractive landscaped working environment, which has already attracted a number of high-quality occupiers including South Norfolk & Broadland Council, Marsh McLellan, Clarion Housing Association, Lovewell Blake and NatWest Bank.

The A47 provides road access to Great Yarmouth, which is 20 miles to the east, and to King's Lynn and the Midlands to the west. The A11 is 8 miles away, where a dual carriageway road link leads to Cambridge and the M11.

Norwich Airport, situated just to the north of the city, is easily accessed via the A1270 Broadland Northway, from where there are two flights a day to Amsterdam Schiphol Airport.

Other amenities on the Park include a Premier Inn hotel, the Broadland View bar & restaurant, the Waterside Café, a Costa Coffee and a Bannatyne's Health Club.

Just to the east at Broadland Gate, there is a Lidl, McDonalds drive-thru and a Gridserve electric vehicle charging forecourt with an M&S food store.



Description

Reed House occupies a prominent position on the south side of Peachman Way, next to Marsh McLellan in Willow House. Constructed in 2004, the building offers some of the highest specified office accommodation available in Norwich. It is clearly visible from the A47.

The four-storey detached building provides predominantly open plan offices either side of a spacious core, with an impressive double-height glazed reception.

The surface car parking areas are to the front and side of the building.

Accommodation

The following net internal areas are provided

	Sq. ft.	Sq. m.
First Floor	14,147 sq ft	1,314 sq m

Consideration will be given to subdividing the floor to provide two smaller suites of 6,643 sq ft (617 sq m) and 7,504 sq ft (697 sq m), respectively.

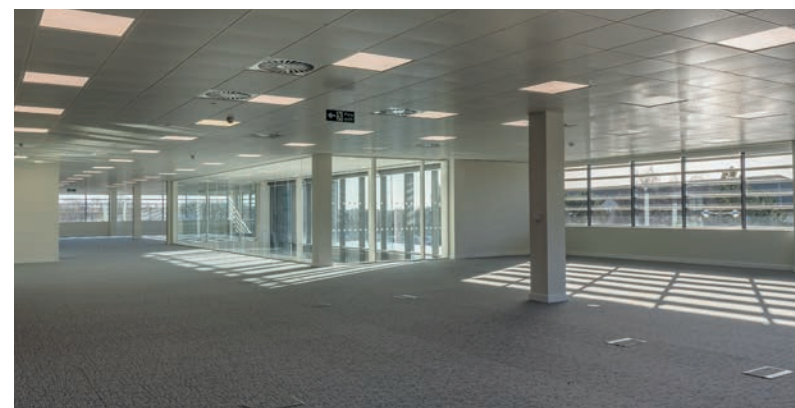
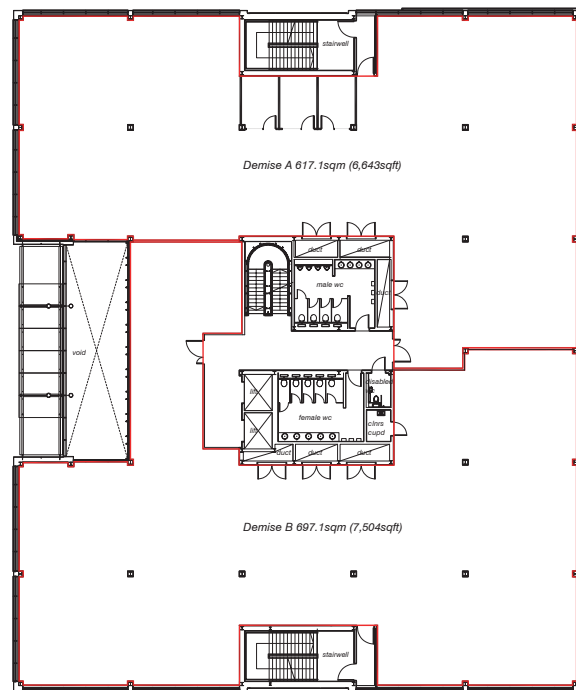
A total of 62 allocated car parking spaces are also included, which represents the exceptional ratio of 1 space: 228 sq ft.

Business Rates

The first floor is assessed as a single hereditament with the ground and second floors of the building. It is currently being re-assessed.

The specification includes:

- Fully accessible raised floors with floor boxes
- Carpet tiled flooring
- Air conditioning
- Suspended ceilings, with recessed LED lighting
- Double-glazed windows with blinds
- Two passenger lifts
- Male, female and disabled WCs on all floors in the central core
- Shower cubicles



Energy Performance Certificate

A copy of the EPC is available upon request.

Service Charge

There is a service charge to cover the Landlord's expenditure on communal services to the common areas of the building and wider park. The floor will contribute on a pro-rata basis. Further details are available upon request.



**A47
Southern
Bypass**

Terms The property is available either as a whole or in part, on a new effectively full repairing and insuring lease for a term to be agreed. Rent upon application.

Further information

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



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