

**BROADLAND GATE**  
NORWICH NR13 5HB



## Industrial / Warehousing / Production / Trade Units

To be built on the Norwich Northern Distributor Road just off the A47

**AVAILABLE - FREEHOLD / LEASEHOLD**

D&B packages available with flexible unit sizes

**3,000 - 210,000 sq ft**

**Plots for sale from 1 acre upwards**





## BROADLAND GATE

The 45-acre mixed use scheme Broadland Gate is situated at the highly prominent 'Postwick Hub' junction of the A47 Norwich southern by-pass.

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:



## 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

## THE REGION

Norwich has the third highest concentration of science and research parks in the country.

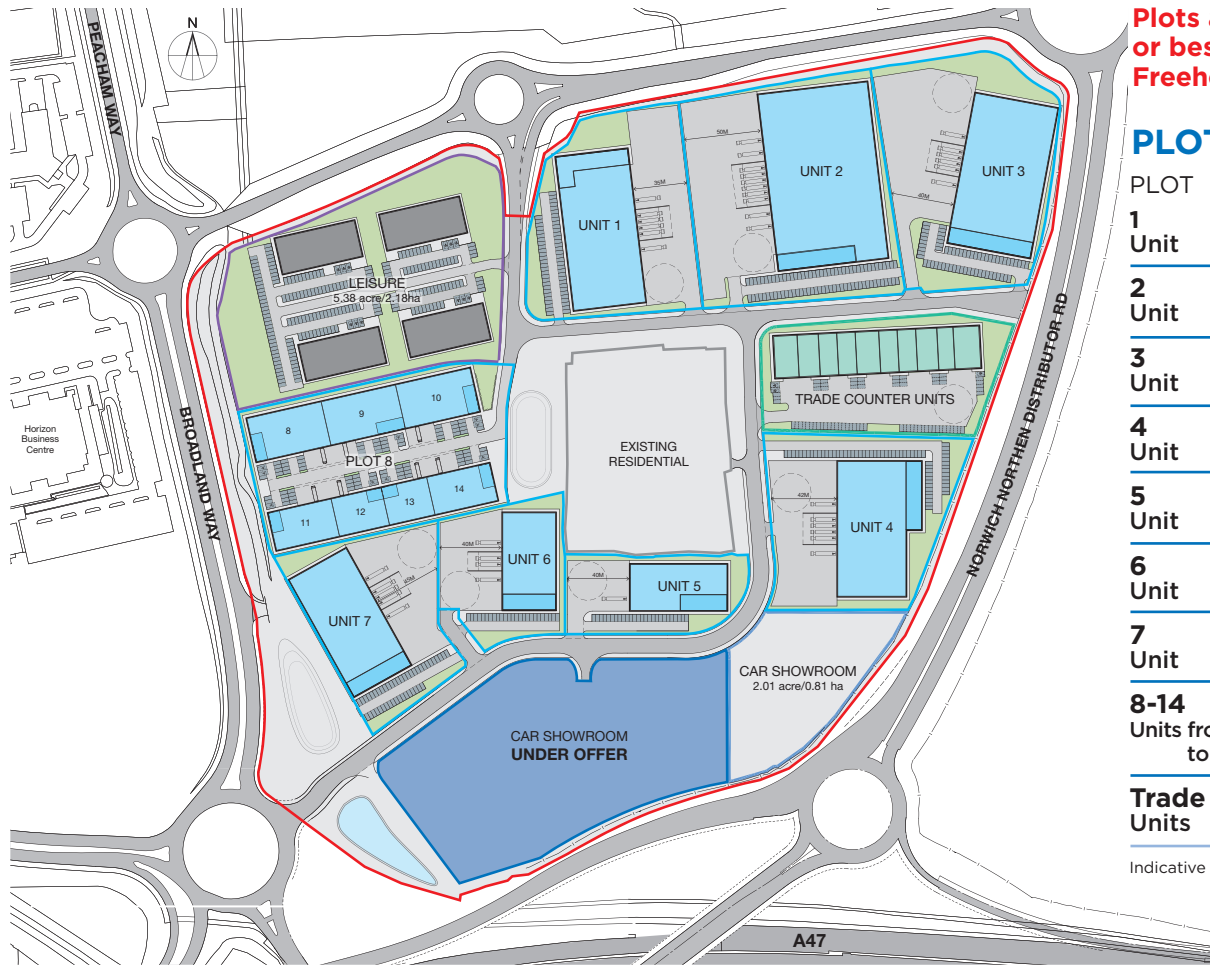
## TECHNOLOGY HUB

The leading benefit of Norwich is its access to Science and Education focussed talent. Its key strengths include: Digital Advertising & Marketing, Telecommunications & Networking, E-commerce & Marketplace and App & Software Development.

## WORKFORCE

The area has an established, skilled and diversified workforce with 40% of low occupational skill level and 35% of senior management professionals.





**Plots available to purchase, or bespoke D&B units on a Freehold or Leasehold basis.**

### PLOT SIZES

PLOT	ACRES	HA
<b>1</b> Unit	<b>3.26</b> 55,185 sq ft	<b>1.32</b> 5,127 sq m
<b>2</b> Unit	<b>4.53</b> 91,510 sq ft	<b>1.83</b> 8,502 sq m
<b>3</b> Unit	<b>3.82</b> 62,110 sq ft	<b>1.54</b> 5,771 sq m
<b>4</b> Unit	<b>3.20</b> 49,905 sq ft	<b>1.29</b> 4,637 sq m
<b>5</b> Unit	<b>1.46</b> 22,830 sq ft	<b>0.59</b> 2,121 sq m
<b>6</b> Unit	<b>1.70</b> 26,205 sq ft	<b>0.69</b> 2,434 sq m
<b>7</b> Unit	<b>2.42</b> 42,865 sq ft	<b>0.98</b> 3,982 sq m
<b>8-14</b> Units from	<b>4.00</b> 8,590 sq ft	<b>1.62</b> 798 sq m
	to 16,330 sq ft	1,517 sq m
<b>Trade Park</b> Units	<b>2.82</b> 37,735 sq ft	<b>1.14</b> 3,506 sq m

Indicative unit and plot sizes, subject to change.

### KEY BENEFITS

- Highly visible Business Park
- Flexible unit size to meet occupier requirements
- Units can be designed to accommodate individual businesses in terms of specification and size
- Strategic location with excellent access

### INDICATIVE SPECIFICATION

- Built to suit warehouse / production units
- Units from 3,000 to 210,000 sq ft
- Flexible eaves heights
- Dock and level access loading
- High quality office accommodation
- Secure self-contained yards and sites

A detailed specification is available upon request.

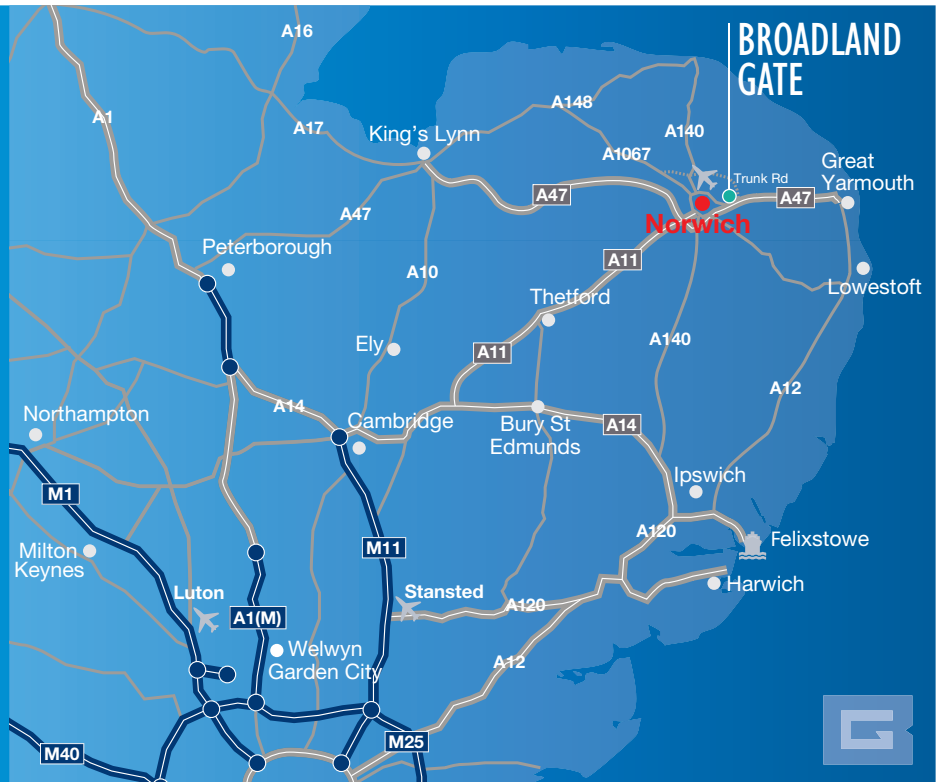


## LOCATION

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 joint agents.

A Development by



and



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