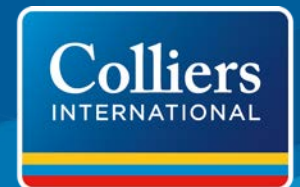


# Plot 9 Sold For The Development of a Jaguar Land Rover Dealership



**BROADLAND GATE, NORWICH NR13 5HB**  
VEHICLE DEALERSHIP OPPORTUNITY



## SUMMARY

- Key location at intersection of A47 and new Norwich Northern Distributor Road – now under construction.
- Plots available on a freehold or leasehold Design and Build basis.
- The scheme is located within 15 minutes of the A11 south, linking to the A14 and M11.
- With the completion of the Norwich Northern Distributor Road, Broadland Gate will be the key junction and become the preferred route to the airport and north Norfolk.
- Construction on Plot 9 about to commence for the development of a Dual Arch Jaguar Land Rover Dealership. Spine road through site under construction.
- Plots available with direct frontage to Norwich Northern Distributor Road.
- Each plot can be tailored depending on occupiers requirements.

## LOCATION

The scheme is located in Broadland Gate and arguably is one of the most accessible commercial areas in the region.

Broadland Gate is strategically located at The Postwick Hub, approximately 4.5 miles east of Norwich City Centre. The Postwick Hub forms the initial stage of the Norwich Northern Distributor Road which when complete will run from the Postwick junction, on the A47 Norwich Southern Bypass to Norwich International Airport and the A1064 Fakenham Road, to the north of the city.

The Norwich Northern Distributor Road is due to complete by April 2018.

The development will provide a natural extension to the existing Broadland Business Park, complemented by an extension to the existing Postwick Park and Ride, and the development of a proposed petrol filling station, and complementary roadside services immediately to the south of the Broadland Gate site.

## DESCRIPTION

Broadland Gate has planning consent for a mixed use scheme comprising a range of business, retail and leisure uses, totalling 64,000 sqm. The proposals include a Business Village, Employment (B1/B8 uses), Hotel and Leisure, Car Showrooms, and a Community Zone.

Plot 9 has been sold to Inchcape, for the development of a “Dual Arch” Jaguar Land Rover dealership facility.

Site infrastructure works including access roads and services to the commercial plots is now under way and will be complete by summer 2018.

We consider the site has potential to accommodate additional automotive uses who will benefit from the sites strategic location, and profile to the new Norwich Northern Distributor Road. Enquiries for car showrooms are invited in respect of Plots 6 to 10.

The following plot sizes shown are for guidance only. Each plot can be tailored depending on occupiers requirements.

ACCOMMODATION	Acres	Hectares
Plot 6	2.81	1.14
Plot 7	2.01	0.81
Plot 8	1.46	0.46
Plot 9	Sold	
Plot 10	4.74	1.92

The above areas have been calculated in accordance with RICs code of measuring practice on an approximate Gross Internal Basis and at this particular stage have been obtained from architects plans and must be verified and checked post completion by the parties.

## TENURE

The plots are available on a freehold or leasehold design and build basis.

## TERMS

Price upon application.

## PLANNING

Broadland Gate benefits from planning consent for over 64,000sqm of business, retail and leisure uses, including a specific allocation for car showroom use. Further details on request.

## RATING

Non-domestic business rates will be assessed upon practical completion of the development.

## ENERGY PERFORMANCE CERTIFICATE

Energy performance ratings will be assessed upon completion of the development.

## VAT

All figures quoted are exclusive of Value Added Tax, which is to be charged at the prevailing rate.

## VIEWING AND FURTHER INFORMATION

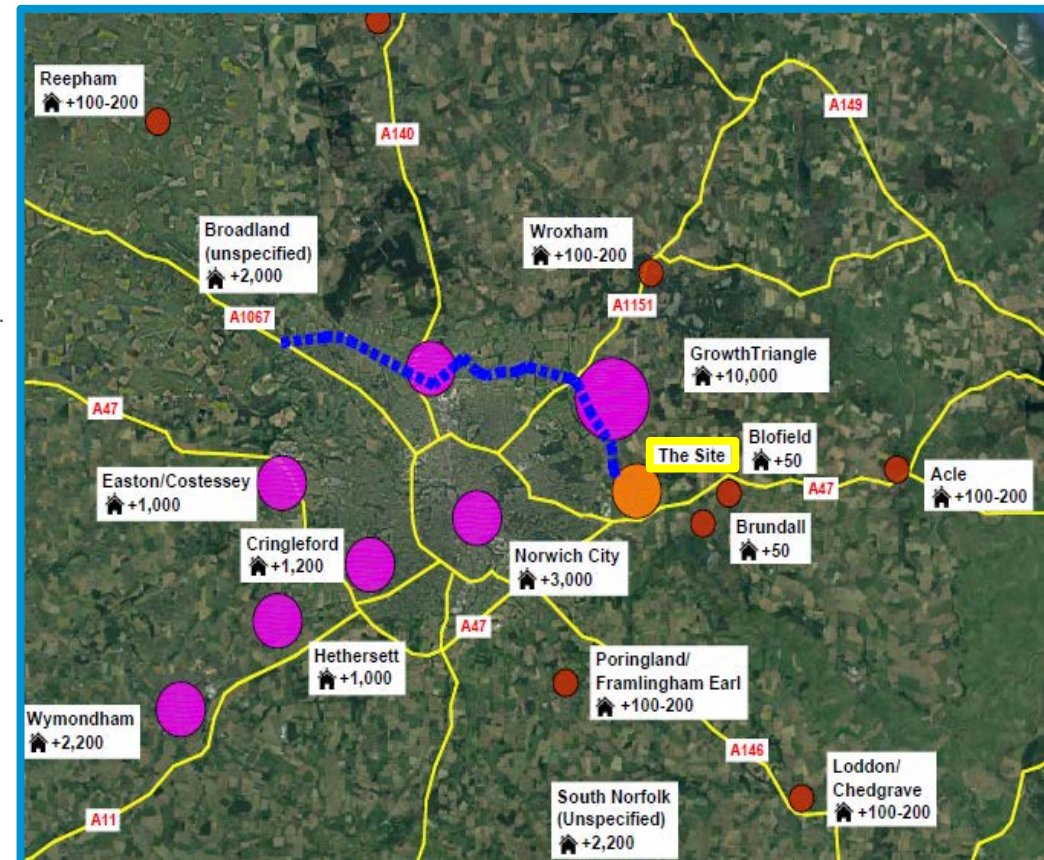
The development can be viewed from the roadside but for site access and further information please contact the sole agents, Colliers International:-



**Alisdair James**  
07712 538 687  
alisdair.james@colliers.com



**Philip Blenkinsop**  
0121 265 7508  
Philip.blenkinsop@colliers.com



-  Employment Area
-  Major Housing Growth and Associated Facilities
-  Main Towns / Key Services Centres
-  Norwich Northern Distributor Road

## Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. May 2017 Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA