New Trade Counter / Industrial Units
to be built on the Norwich Northern Distributor Road
and close to the A47

AVAILABLE - FREEHOLD / LEASEHOLD
Flexible unit sizes. PC Q2 2018
1,500 - 5,000 sq ft
Totalling 40,000 sq ft
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 64,000 sq m (690,000 sq ft) of commercial, business, retail, leisure and car showrooms, including 42,000 sq m (450,000 sq ft) 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

WORKFORCE

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

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 focused talent. Its key strengths include: Digital Advertising & Marketing, Telecommunications & Networking, E-commerce & Marketplace and App & Software Development.

Image for indicative purposes only.
The scheme will provide the following gross internal areas.

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>1</td>
<td>4,500</td>
<td>418.1</td>
</tr>
<tr>
<td>2</td>
<td>4,000</td>
<td>371.1</td>
</tr>
<tr>
<td>3</td>
<td>3,500</td>
<td>325.1</td>
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<tr>
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<td>418.1</td>
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<tr>
<td>7</td>
<td>3,500</td>
<td>325.1</td>
</tr>
<tr>
<td>8</td>
<td>4,000</td>
<td>371.1</td>
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<tr>
<td>9</td>
<td>3,000</td>
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<td>464.5</td>
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<tr>
<td>Total</td>
<td>40,000</td>
<td>3,716.1</td>
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**KEY BENEFITS**

- Highly visible trade units
- Flexible unit size to meet occupier requirements
- Roadside frontage to Norwich Northern Distributor Road
- Strategic location with excellent access
- BREEAM ‘Excellent’ rating

**SPECIFICATION**

- Leasehold and Freehold options
- Units from 3,000 to 5,000 sq ft
- 6m minimum eaves height
- 1 x full height loading door
- Flexible unit sizes and usage
- Generous yard space

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 to UK and Europe. There are four flights per day to Amsterdam Schiphol Airport, as well as other domestic and European destinations.

LOCATION
<table>
<thead>
<tr>
<th>LOCATION</th>
<th>MILES</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Yarmouth</td>
<td>17</td>
<td>25mins</td>
</tr>
<tr>
<td>A140</td>
<td>11.4</td>
<td>21mins</td>
</tr>
<tr>
<td>Ipswich</td>
<td>47</td>
<td>1hr 17mins</td>
</tr>
<tr>
<td>King’s Lynn</td>
<td>51</td>
<td>1hr 4mins</td>
</tr>
<tr>
<td>Felixstowe</td>
<td>59</td>
<td>1hr 30mins</td>
</tr>
<tr>
<td>Cambridge</td>
<td>67</td>
<td>1hr 20mins</td>
</tr>
<tr>
<td>M11 J9</td>
<td>71</td>
<td>1hr 10mins</td>
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<tr>
<td>Peterborough</td>
<td>81</td>
<td>1hr 40mins</td>
</tr>
<tr>
<td>A1 (M)</td>
<td>84.2</td>
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<tr>
<td>Milton Keynes</td>
<td>108</td>
<td>1hr 50mins</td>
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<tr>
<td>London</td>
<td>121</td>
<td>2hr 33mins</td>
</tr>
</tbody>
</table>

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

WILLIAM JONES  07899 061 892
william.jones@bidwells.co.uk

CHRI S SQUIRRELL  07887 830824
chris.squirrell@bidwells.co.uk

JONJO LYLES  07733 124 522
jonjo.lyles@bnpparibas.com

EDWARD JACKSON  07881 249 667
edward.jackson@bnpparibas.com

Mistaken Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. June 2017.