

1 - 5 VERTEX PLACE

Plot 15, Broadway Enterprise Park, Norwich NR10 3JX

New Development of Trade Counter / Warehouse / Industrial Units
to be built as part of the new Broadway Enterprise Park on the Broadland
Northway roundabout off A140 Cromer Road



CGI of Proposed Scheme

High Specification Units - Ready For Business

AVAILABLE - TO LET | Flexible unit sizes. 3,315 sq ft - 18,020 sq ft

BROWN & CO

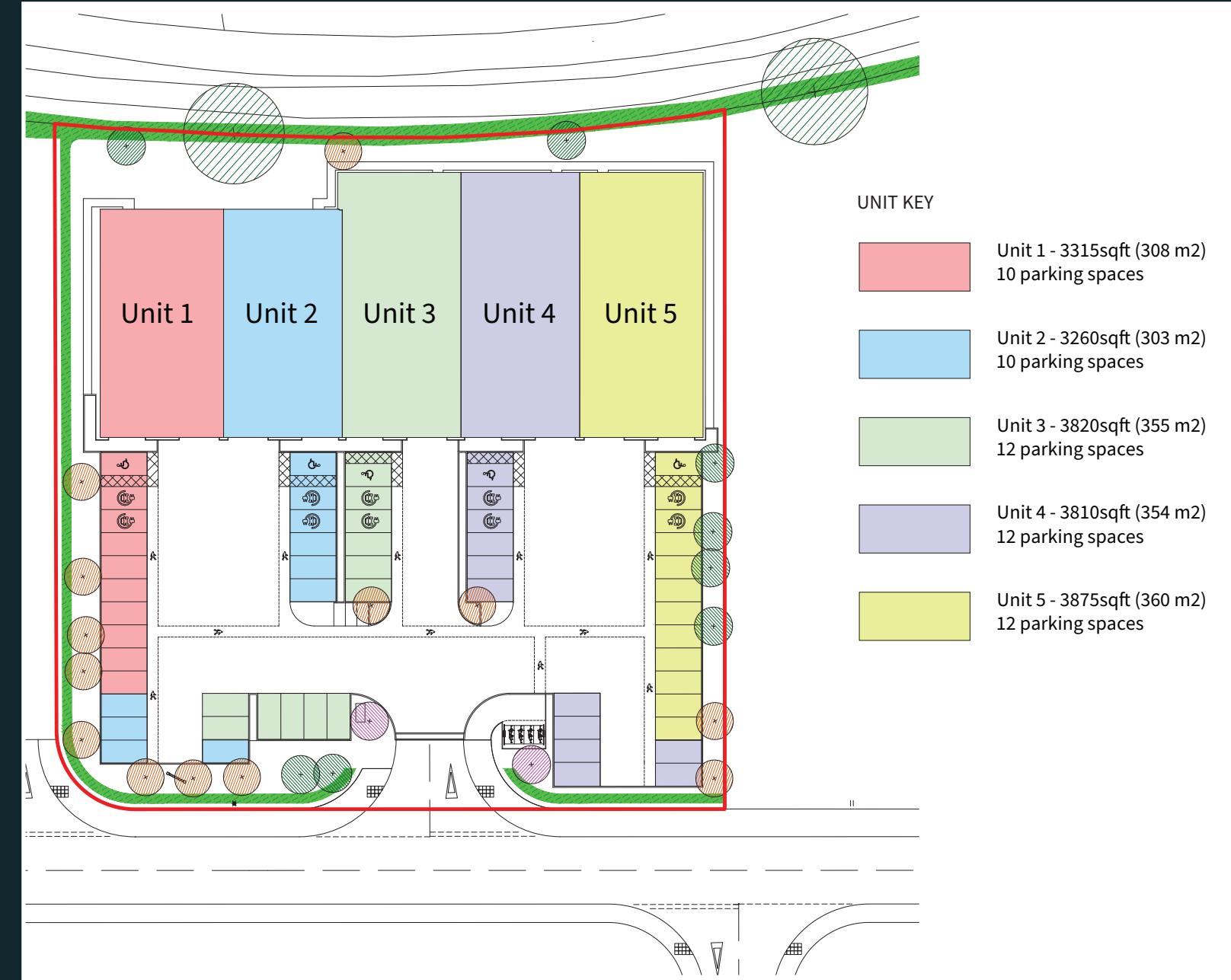
KEY BENEFITS AT A GLANCE

- Situated within a new high quality mixed use development with a range of national and local occupiers - planned
- Five highly visible trade units with glazed entrances, loadings doors and ability to combine as required
- Strategic location with excellent access
- Net Zero Building with environmentally friendly and cost saving technologies achieving an A+ EPC
- Enclosed self contained site with perimeter fencing, external lighting and gate
- 20m yard depth with ability to load / unload Heavy Goods Vehicles
- Extensive 56 space parking facilities with additional cycle and two wheeler spaces
- Feature landscaping to site perimeters

Flexible unit sizes.
3,315 sq ft - 18,020 sq ft



CGI of Proposed Scheme



BUILDING SPECIFICATION

- Combinable units finished to shell specification ready for tenant fit-out
- High Quality Trade Counter / Warehouse / Industrial Units
- Minimum eaves height of 8.2 metres
- Power floated concrete floor with 37.5 kN/sqm loading capacity
- Full height 4.1 x 5.5m level access powered loading doors
- Insulated cladding to walls and roof with 15% translucent roof lights
- 25 KVA three phase electric supply
- External electric car charging points

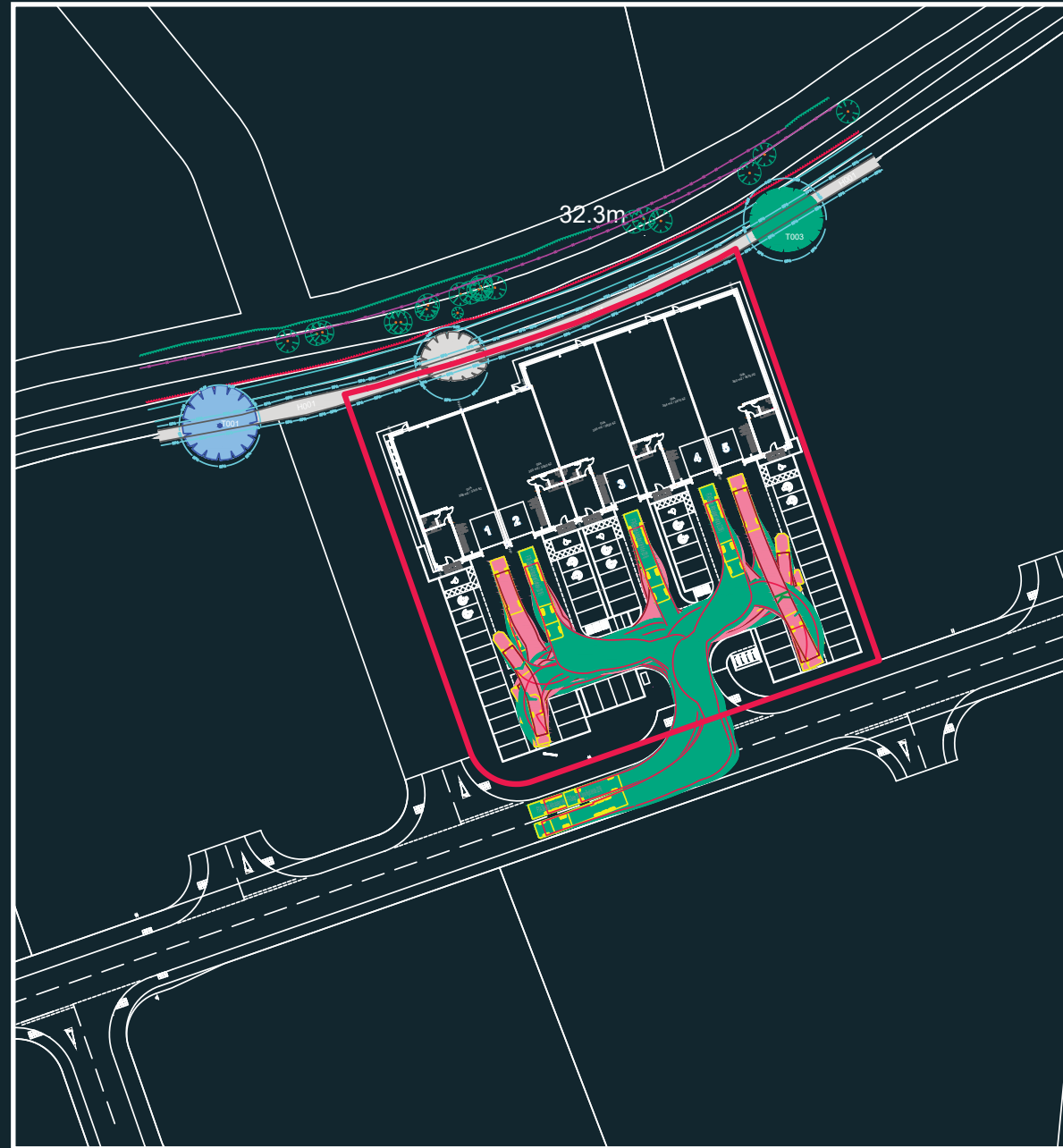
ACCOMMODATION

N.B. All areas are approximate on a GIA basis and there is the ability to combine units.

Unit	SQFT	SQ M
1	3,315	308
2	3,260	303
3	3,820	355
4	3,810	354
5	3,875	360

SITE

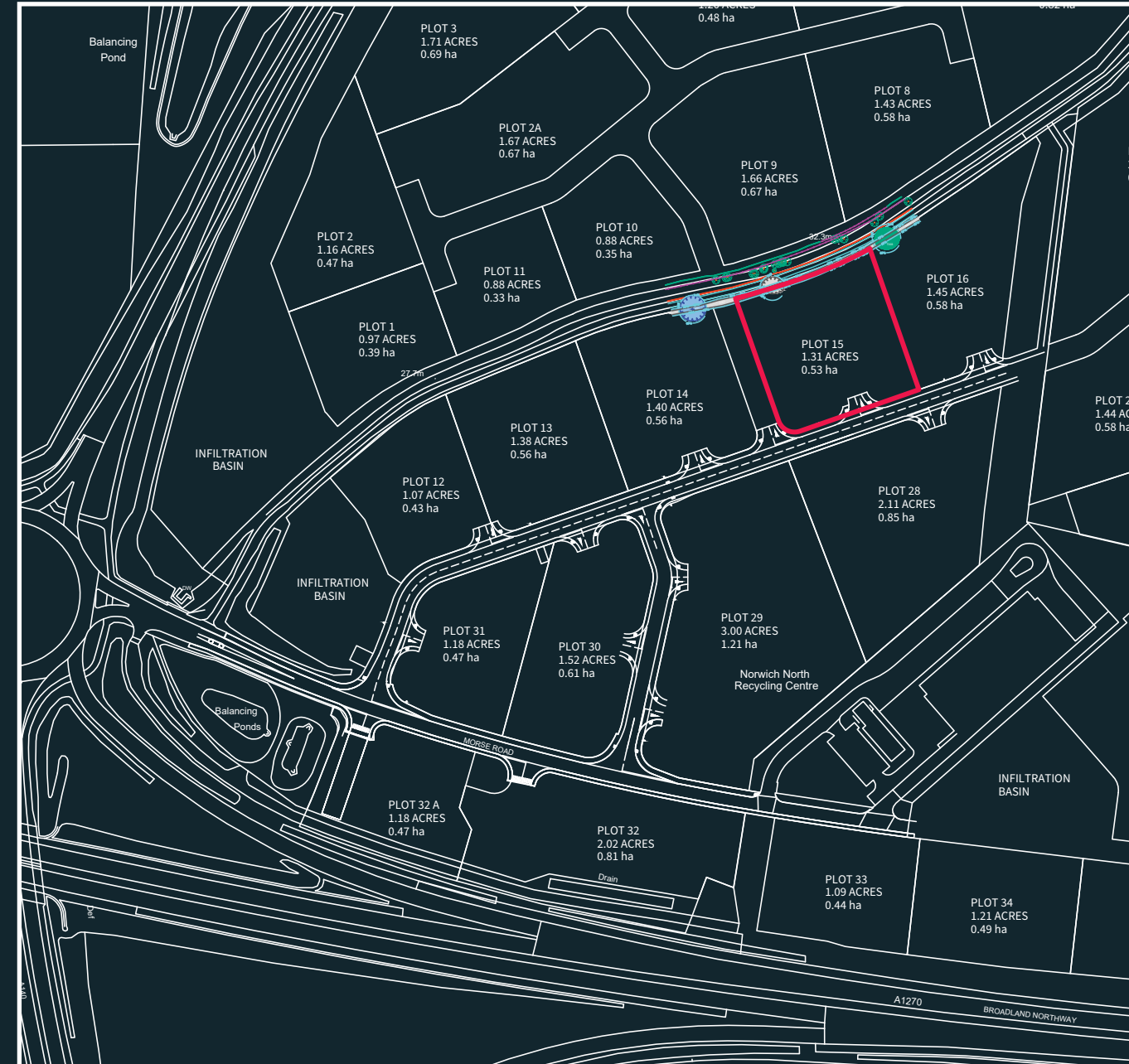
- HGV loading area
- Secure Lit Site
- Parking ratio of 1:322 sq ft
- External electric car charging points
- 2.0m high welded mesh security fencing with main access gate
- 20m yard depth with ability to load/unload Heavy Goods Vehicles
- Extensive 56 space parking facilities with additional cycle and two wheeler spaces
- Feature landscaping to site perimeters



GREEN CREDENTIALS

The development will utilise the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will achieve a 138% reduction in CO2 emissions over the baseline, reaching net-zero building status. As a result occupation costs to the end user will be reduced. The green initiatives will include:

- A+ Energy performance certificate
- Solar Photovoltaic panels on each unit
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural light
- High performance insulated cladding and roof materials
- Cycle parking provided



USE

Planning permission is in place for the construction of the buildings for use class E(g), i, ii, iii, (offices, research and development, light industrial processes), B2 (general industry) and B8 (storage and distribution) with ancillary trade counter use for trade and retail sale.

LOCATION

Situated approximately 5.5 miles to the north of Norwich (Metropolitan population 376,500) fronting Broadland Northway (A1270), and adjacent to Norwich Airport, Broadway Enterprise Park is well positioned for access to Great Yarmouth (26 miles), Cambridge (77 miles) and Ipswich (55 miles). Plot 15 is located in phase 1, being a corner plot with full road frontage to two of the main estate roads in a very visible location.

The Midlands are accessed via the A47 and London via the A11. Road communications will be further improved upon completion of the proposed 'Western Link', which will connect with the A47 to the west of the city.

Norwich city centre is within easy access. A Park & Ride is located within 1.2 miles of the site providing links to the city centre every 20 minutes.

Norwich train station is 20 minutes away providing a direct service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes.





TERMS

Available leasehold only on new full repairing and insuring lease, on terms to be agreed subject to contract.

Business Rates for the units are yet to be assessed.

VAT

Vat will be charged on the rent.

LEGAL COSTS

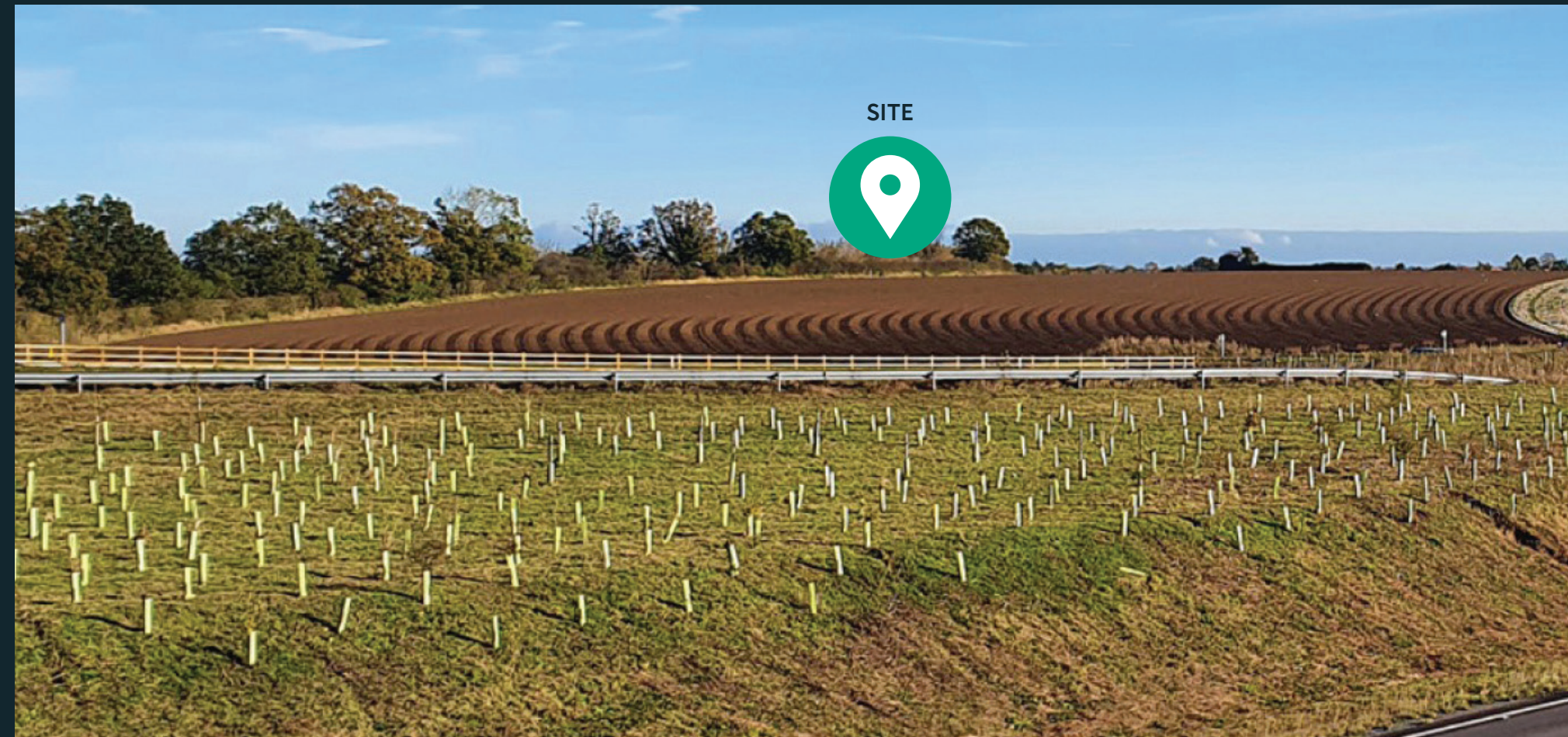
Each party to be responsible for their own legal costs.

SERVICES

Mains supplies of water, electricity, fibre and foul drainage will be connected to the development.

SERVICE CHARGE

There is an estate and plot service charge to upkeep and maintain all the communal areas and further details are available on request.



VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Sole Agents.

For further information or to arrange a viewing please contact:

AGENT - Brown&Co

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