

# LONGWATER

WILLIAM FROST WAY | NORWICH | NR5 0JS

2.5 ACRES SITE AVAILABLE FOR 25,000 SQ FT RETAIL/LEISURE OPPORTUNITY

ROCHE



Norwich Station - 7 miles



City Centre - 6 miles



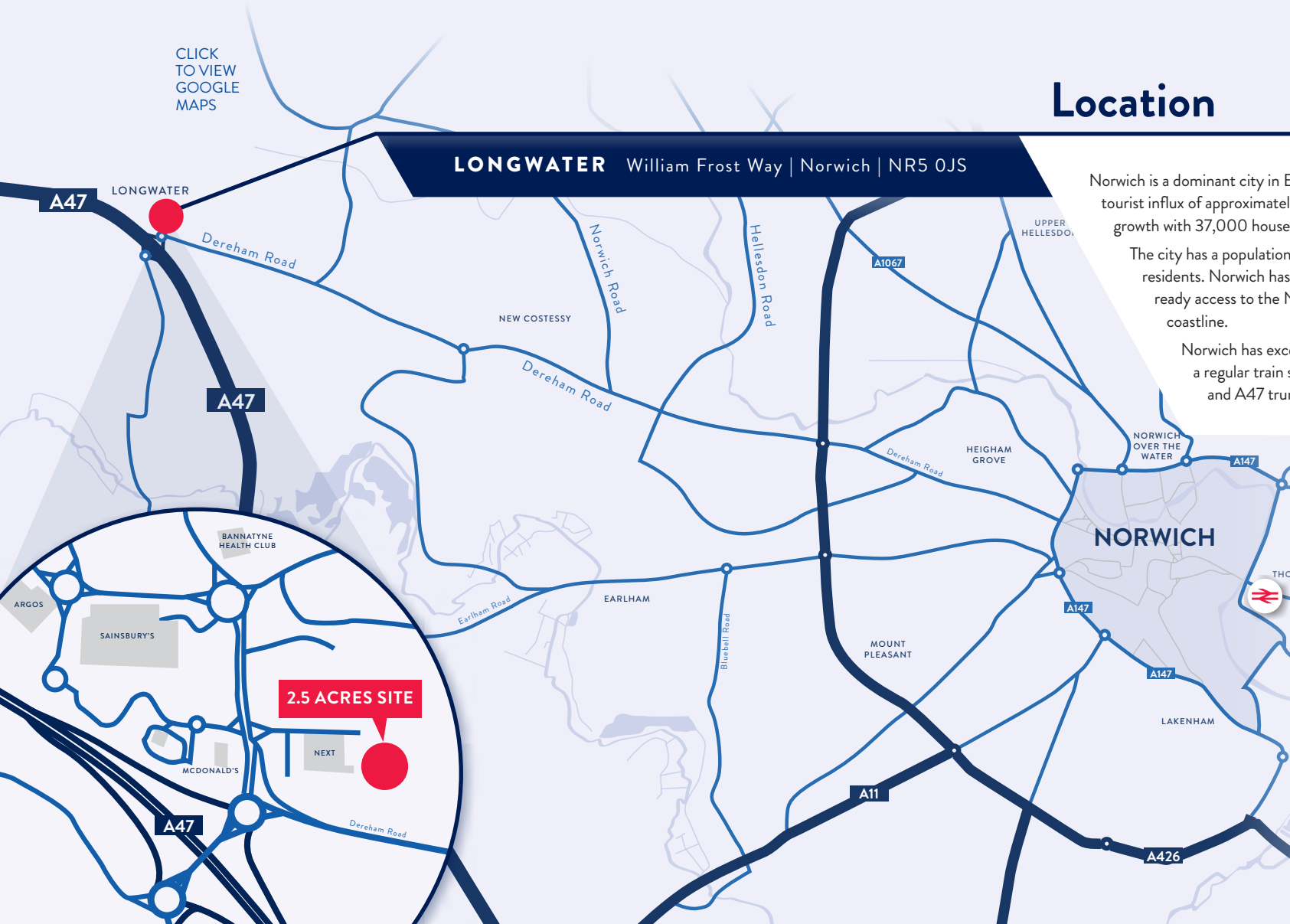
Adjacent to the A47



Adjacent to Longwater Retail Park

CLICK TO VIEW GOOGLE MAPS

**LONGWATER** William Frost Way | Norwich | NR5 0JS




## Location


Norwich is a dominant city in East Anglia benefitting from a unique catchment, an annual tourist influx of approximately 5 million people and is designated for significant further growth with 37,000 houses and 27,000 new jobs planned in the period up to 2026.


The city has a population of 170,000 and a regional catchment of one million residents. Norwich has 2 universities, an historic and attractive city centre with ready access to the Norfolk Broads National Park and the extensive 84 mile coastline.

Norwich has excellent communication links with an international airport, a regular train service into London and Cambridge and access to the A11 and A47 trunk roads linking to London and the Midlands.

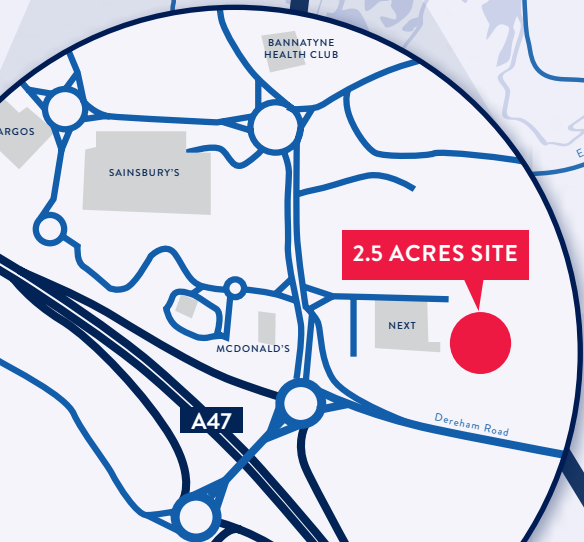
 A47 (direct access to city)  
Immediately adjacent

 INTERNATIONAL AIRPORT  
6 miles

 NORWICH STATION  
6.7 miles

 POPULATION  
170,000+

**2.5 ACRES SITE**



The site is positioned in arguably the best retail location in the city, lying immediately adjacent to the 153,000 sq ft Longwater Retail Park that houses an 84,000 sq ft Sainsburys and a host of retailers including M&S Simply Food, Sports Direct, Smyths Toys and The Range, whilst being adjacent to a 70,000 sq ft Next Home & Garden on the main access roundabout to the retail area.

Longwater lies adjacent to the A47 linking Peterborough to Great Yarmouth and is 6 miles to the west of Norwich city centre. Norwich's Showground is opposite. The road network is designed so that all traffic visiting Longwater Retail Park and the new Queens Hill 1,300 home residential village must pass by the entrance to the site.

## Situation



A47

Dereham Rd

A47

next HOME

Sainsbury's

COSTA

2.5 acres site available  
for 25,000 sq ft  
retail/leisure opportunity



A47

Dereham Rd

TO NORWICH  
CITY CENTRE  
6 miles

next  
HOME

## Opportunity

Adjacent to the 70,000 sq ft Next Home & Garden is a 2.5 acres site capable of creating a bespoke retail/leisure unit(s) of up to 25,000 sq ft on the ground floor with associated mezzanine (if required).

## Terms

The unit(s) are available leasehold on new full repairing and insuring lease(s) on terms and rents by negotiation.

## Planning

Subject to detailed planning.

Contact **Adrian Fennell**

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