

# AUTOMOTIVE DEVELOPMENT OPPORTUNITY

BROADLAND GATE, NORWICH, NR13 5HB



# BROADLAND GATE, NORWICH, NR13 5HB

## SUMMARY

- Key location at the intersection of the A47 and new Broadland Northway– now open.
- 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.
- Following the opening of Broadland Northway Broadland Gate has become a key junction and the preferred route to the airport and north Norfolk.
- Plot 9 sold for the development of a Dual Arch Jaguar Land Rover Dealership.
- Other occupiers to include Lidl, McDonalds, and Gridserve
- Spine road and site infrastructure now complete.
- Limited opportunities remaining.

## 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 Broadland Northway which runs 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 development will provide a natural extension to the existing Broadland Business Park, complemented by an extension to the existing Postwick Park and Ride.

## 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. Other occupiers will include Lidl (due to open Summer 2021), McDonalds, Gridserve and the Norfolk Constabulary. Plot 5 is under development for a range of trade counter occupiers.

Site infrastructure works including access roads and services to the commercial plots have now been completed and a number of plots are now under development.

We consider the site has potential to accommodate additional automotive uses who will benefit from the sites strategic location, at the intersection of the A47 and Broadland Northway. Enquiries for car showrooms are invited in respect of Plot 1A, fronting Poppy Way.

The following plot sizes shown are for guidance only.

| ACCOMMODATION | SIZE (ACRES) | STATUS                      |
|---------------|--------------|-----------------------------|
| Plot 1a       | 2.02         | Available                   |
| Plot 1b       | 2.00         | <b>LNT</b>                  |
| Plot 2a       | 2.44         | <b>Lidl</b>                 |
| Plot 2b       | 0.91         | <b>McDonald's</b>           |
| Plot 2c       | 0.55         | Under Offer                 |
| Plot 3        | 3.12         | Under Offer                 |
| Plot 4        | 4.38         | Available                   |
| Plot 5a       | 1.91         | <b>Trade Counter</b>        |
| Plot 5b       | 2.11         | <b>Trade Counter</b>        |
| Plot 6        | 1.71         | <b>Trade Counter</b>        |
| Plot 7        | 2.11         | <b>Gridserve</b>            |
| Plot 8        | 1.0          | <b>Pinnacle</b>             |
| Plot 9        | 5.65         | <b>Jaguar Land Rover</b>    |
| Plot 10       | 5.29         | <b>Norfolk Constabulary</b> |
| Plot 11a      | 1.00         | Available                   |
| Plot 11b      | 1.51         | <b>Under Offer</b>          |

# BROADLAND GATE, NORWICH, NR13 5HB

## 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.

## ANTI-MONEY LAUNDERING POLICY

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

## VIEWING AND FURTHER INFORMATION

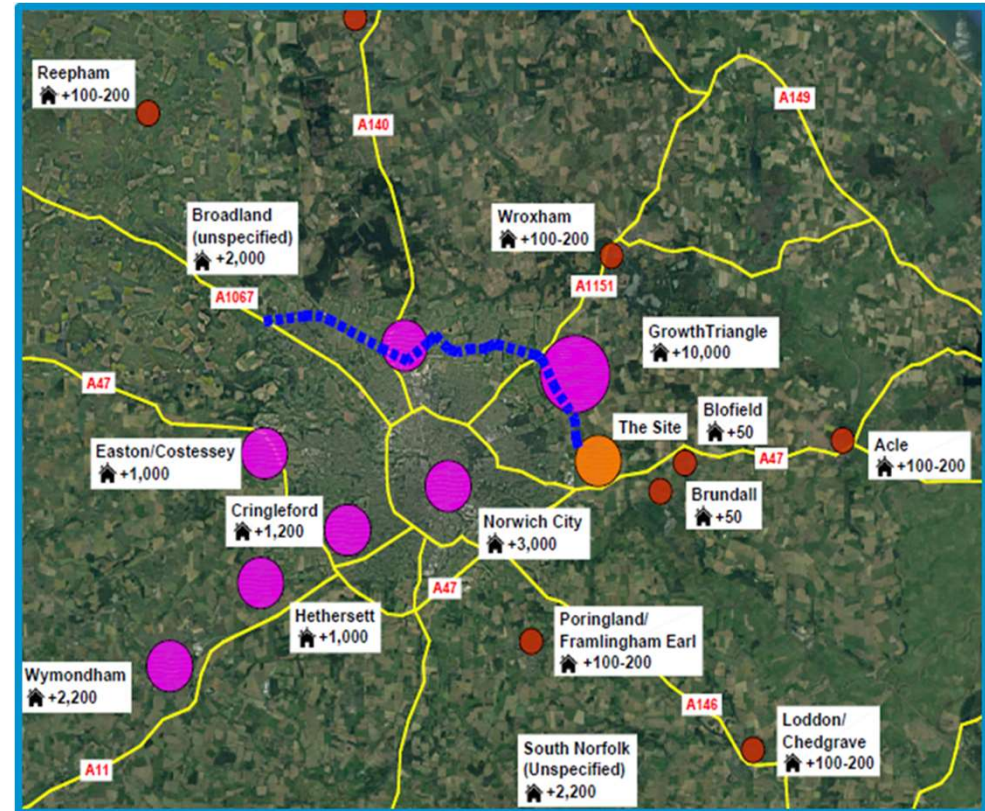
The development can be viewed from the roadside but for site access and further information please contact the sole agents, Colliers International:-



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

## 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 employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers International is the licensed trading name of Colliers International Business Space 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.



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

**Colliers**

