



Brand New Grade A Offices in a Highly Accessible Location with Excellent Parking

2,919 sq ft (271 sq m)

- Easy access to the A1270 (NDR) and A47
- 16 on-site car spaces (1 space:180 sq ft)
- Open plan space ready for immediate occupation
- One suite under offer – only one remaining

GROUND FLOOR PINNACLE HOUSE, MAPLE WAY, BROADLAND GATE, NORWICH NR13 5HB TO LET

Location

Broadland Gate is located 4 miles east of Norwich City centre in a highly prominent and accessible location at the junction of the A47 and A1270. This area of Norwich is firmly established as the City's premier out-of-town location with amenities including a Lidl, McDonalds, Gridserve EV charging station, a Premier Inn and the Postwick Park & Ride.

The A47 provides access to Great Yarmouth in the east, and Kings Lynn and beyond to the Midlands to the west. Its junction with the A11 is approximately 8 miles away. Norwich Airport is 3 miles to the north accessed via the A1270, where there are 2 flights a day to Amsterdam Schiphol Airport.

Other office occupiers in the immediate vicinity include Norfolk Constabulary on the adjacent site, Marsh, Broadland & South Norfolk Council and Evander. Jaguar Land Rover are opposite.

Description

The self-contained building, provides exceptional open-plan Grade A offices over two floors with Pinnacle Engineers occupying the first floor.

Built around a spacious full-height glazed reception incorporating male, female and disabled WCs on each floor, the specification includes:

- Air-conditioning
- Suspended ceilings with recessed LED lighting
- Raised floors
- Carpet tiles
- Server room to each suite

Externally, there is ample car parking to the south and east of the building.

Accommodation

The following net lettable floor areas are provided:

Suite 1	-	2,919 sq ft	(271 sq m)
Suite 2	-	Under offer	

There are 16 on-site car parking spaces allocated, which represents an exceptional ratio **1 space to 180 sq ft**.

Rateable Value

The Rateable Value is to be assessed.

For an indication of the likely rates payable, please contact the sole agents.

Energy Performance Certificate

Please contact the sole agents of a copy of the EPC.



Terms

A new full repairing insuring sub-lease is available on terms to be agreed.

The quoting rent is **£20 per sq ft**.

Legal Costs

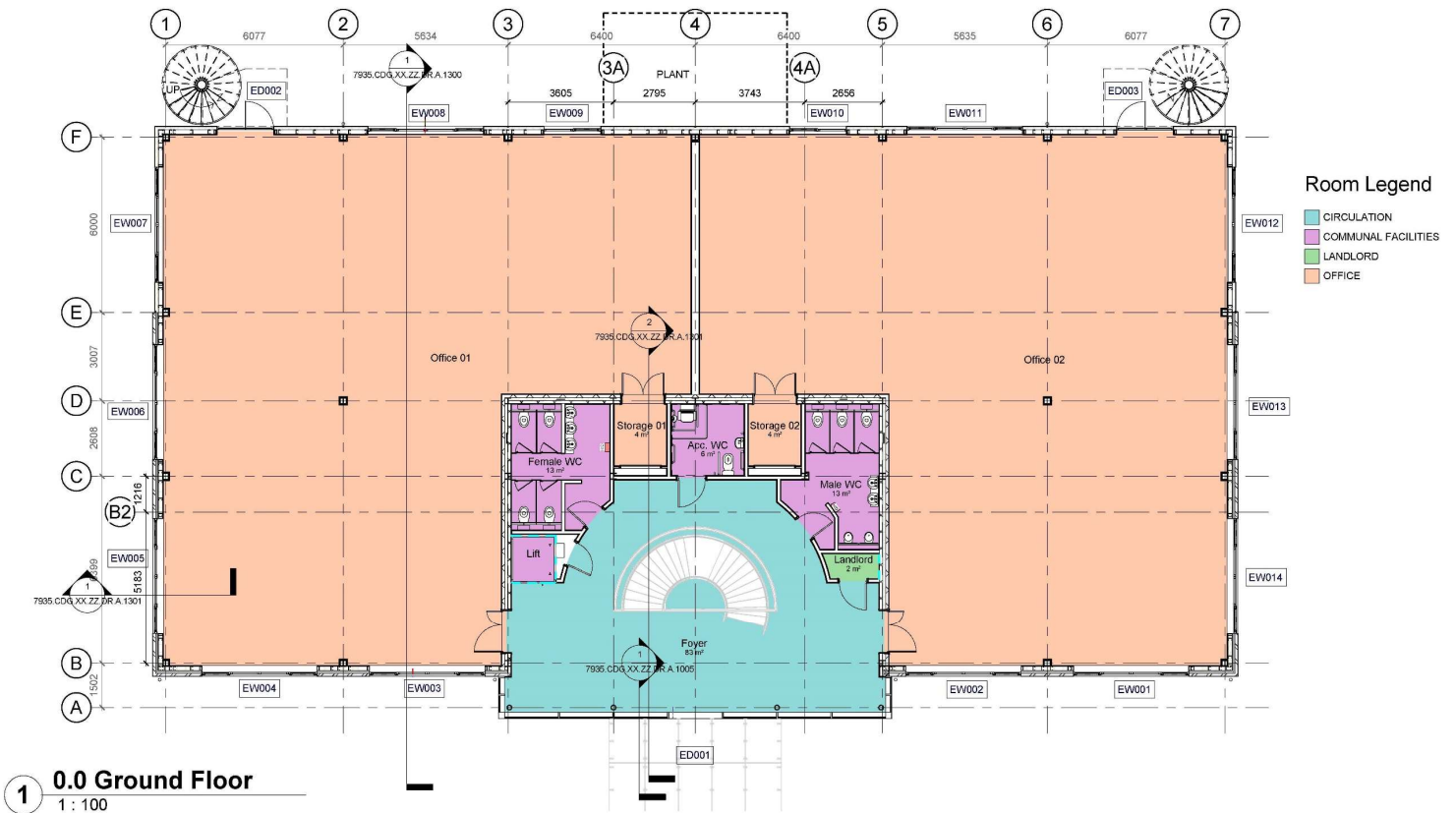
Each party to be responsible for their own legal costs.

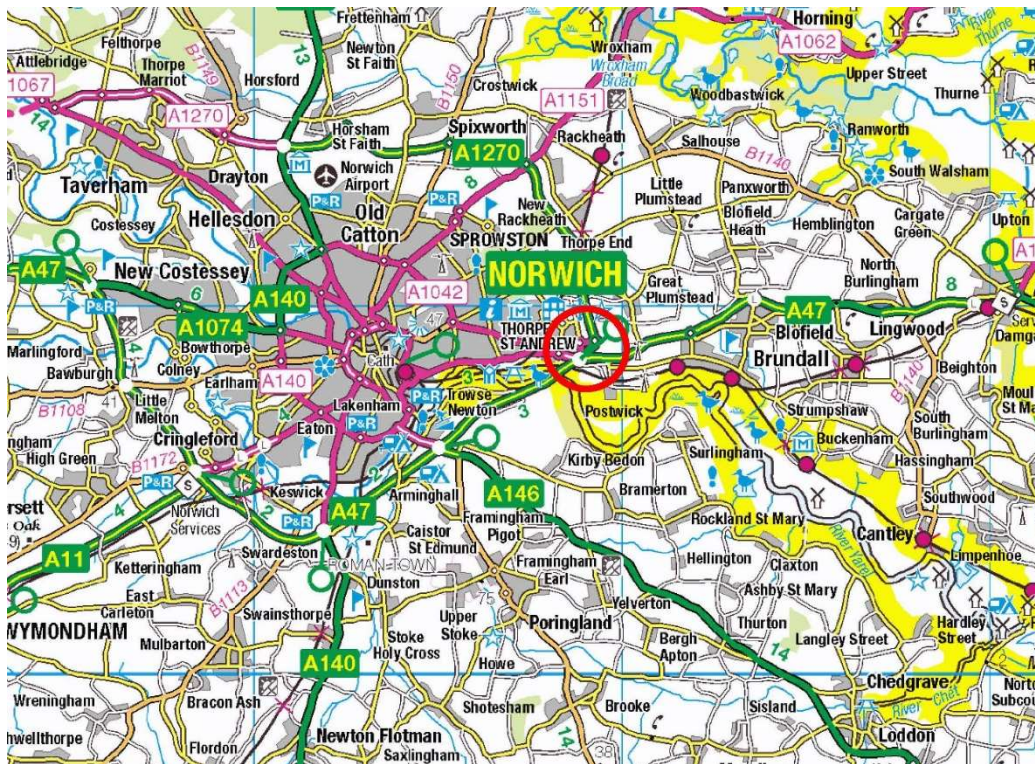
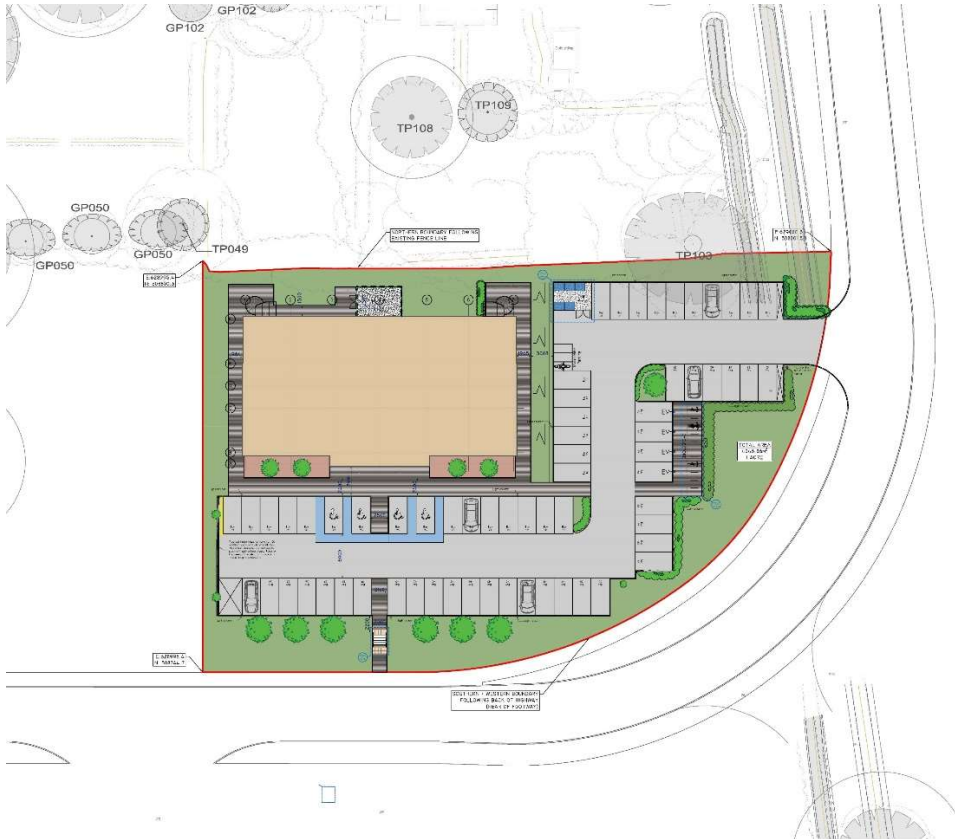
Viewing

For further information or to arrange a viewing, please contact:

Will Jones
07899 061 892
william.jones@bidwells.co.uk

Chris Squirrell
07887 830 124
chris.squirrell@bidwells.co.uk





Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection
August 2024