

PART LET



LAKE SIDE 300

Fully refurbished Grade A three-storey office building in an outstanding position on Norwich's pre-eminent business park.



3,183 sq ft / 295.7 sq m
and 6,523 sq ft / 606 sq m
TO LET with parking

Lakeside300.co.uk





Extensive refurbishment and a contemporary new design have created prestigious state-of-the-art office accommodation in a superlative landscaped environment.

Broadland Business Park

The Park's location, immediately adjacent to the A47 and A1270 Broadland Northway on the eastern side of Norwich, gives it excellent access to the region's transport network. It sits in a natural landscaped environment with mature trees and an attractive lake as its centrepiece, together with well maintained planting and vistas throughout the Park.

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Lakeside 300

The specification of Lakeside 300 is of an extremely high standard, making it one of the most sought-after office facilities in Norwich.

- Three storey building
- Environmentally efficient design
- VRF cooling and heating system
- LED lighting throughout
- Fully accessible raised floors
- 2.7 metre floor to ceiling height
- Suspended ceilings with recessed light fittings
- 17 metre wide open-plan floor plates
- Purpose-made double-glazed aluminium windows
- EPC A
- Excellent natural lighting
- Stunning double height shared entrance foyer.

Facilities

- Lift to all floors
- Toilets on each floor
- Male and female shower on each floor with dedicated changing area. DDA compliant shower room on the first floor.

Parking

- First floor suite: 21 car parking spaces, including disabled parking spaces
- Ground floor suite: 10 car parking spaces, including disabled parking spaces
- Bicycle and motorcycle parking
- 21kW electric car charging points.



FLOOR AREAS AND PLANS

Following recent lettings to Barratt David Wilson Homes, Mott MacDonald, NatWest and Optima Health, two remaining suites are available to let.

The **First Floor South** suite comprises approximately 6,523 sq ft / 606 sq m. 21 car parking spaces are available.

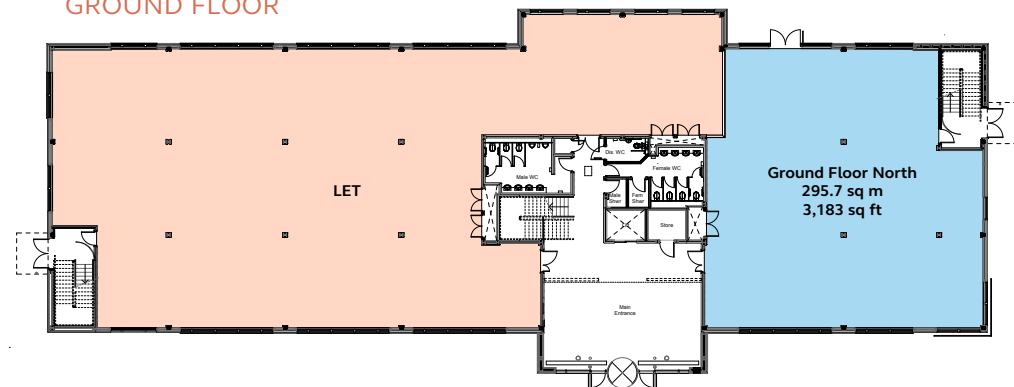
The **Ground Floor North** suite is approximately 3,183 sq ft / 295.7 sq m, with 10 car parking spaces.

The total remaining available space in Lakeside 300 is approximately 9,706 sq ft / 901.7 sq m

FIRST FLOOR



GROUND FLOOR



Location

Broadland Business Park's location to the east of Norwich city centre makes it readily accessible.

Road

The Park is adjacent to the junction of the A47 and A1270 dual carriageways, with fast links to the area's major trunk routes. Sat nav NR7 0WG.

Cycle

Cycleways linked to the expanding Norwich cycle network and local residential areas run throughout the Park.

Walking

The Park has numerous footpaths linking it to local facilities, the surrounding countryside and residential areas.

Bus

Regular bus services run past the Park, with some services stopping some 100 metres from Lakeside 300.

Rail

Norwich railway station, with its links to London, the Midlands, north of England and local destinations, is easily accessible by car, bus and taxi from the Park.



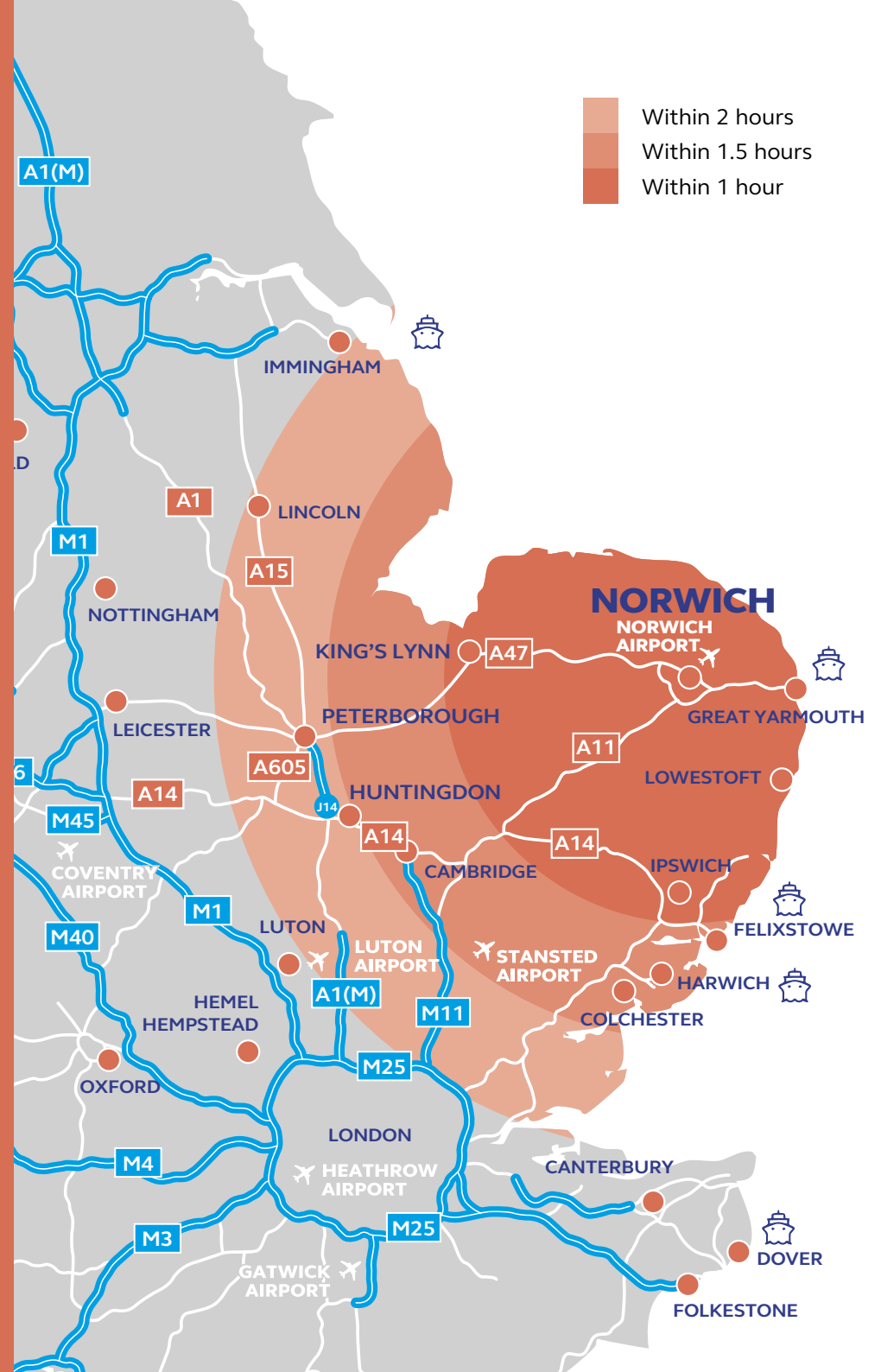
Air

Norwich Airport is around 15 minutes' drive from the Park

On-site facilities

- Mature landscaped setting
- Lakeside walks
- Foot and cycle paths
- Waterside café with inside and outside seating overlooking the lake
- Beryl bikes and e-scooters
- Costa Drive-thru coffee shop
- Brewers Fayre bar and restaurant
- Fieldfare pub and restaurant
- Premier Inn hotel
- Bannatyne's Health Club
- Two Busy Bees nurseries close by
- Sainsbury's supermarket in walking distance

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“Undoubtedly, one of Broadland Business Park’s key advantages is its unrivalled access”

Local amenities

- 1 Busy Bees Nurseries
- 2 Costa Coffee
- 3 The Fieldfare (Greene King pub)
- 4 Broadland View (Bar and Restaurant)
- 5 Premier Inn
- 6 Waterside Café
- 7 Bannatyne’s
- 8 Memorial Gardens

Development Opportunities

- 9 Plot 4
- 10 Lakeside 100
- 11 Bankside 200
- 12 Plots L2, L3, L4

Office Buildings

- 13 Lakeside 200
- 14 Lakeside 300
- 15 Lakeside 400
- 16 Lakeside 500
- 17 Bankside 300
- 18 Bankside 100
- 19 Reed House
- 20 Willow House

- 21 Horizon Business Centre
- 22 Evander
- 23 DSA

Distribution Centres

- 24 GAP Group
- 25 Delta Fire
- 26 Norwich Instrument Services

- 27 Gardners Books
- 28 Yodel
- 29 BT
- 30 DX
- 31 D&F McCarthy
- 32 Makro
- 33 Menzies
- 34 Start-rite

Broadland Business Park is ideally situated for easy access to the whole of the region’s transport infrastructure.

The Park is located on the east side of Norwich, adjacent to the A47 southern bypass and the A1270 Broadland Northway. The A47 provides direct links to the port of Great Yarmouth and to the Midlands, as well as to London and the south, via the A11.

The A1270 Broadland Northway links the Park directly to Norwich Airport, an easily accessible gateway for regular flights to UK and European destinations with worldwide connections via Amsterdam Schiphol.

Norwich railway station is about 15 minutes away and provides regular services to London Liverpool Street, Cambridge, Peterborough, for the East Coast Main Line, the Midlands and North West. The city centre is less than three miles away.

Park Map

Key

- Fully occupied
- Space available
- Plots for offices or alternative complementary uses



SAT NAV Ref: NR7 OWG

Map of Norwich



Lease Terms

Lakeside 300 is offered to let on effectively full repairing and insuring terms with a service charge to cover common areas and services.

CONTACT ROCHE

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Further details on rents and terms are available from the letting agents.



broadlandbusinesspark.co.uk

IMPORTANT NOTICE

No description or information given whether or not in these Particulars and whether written or verbal ("Information") about the property or its value may be relied upon as a statement or representation of fact about the property. Roche Chartered Surveyors and Lothbury Investment Management have no authority to make any representation and accordingly any information given is entirely without responsibility on the part of Roche Chartered Surveyors and Lothbury Investment Management. The photographs and artists' impressions show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyers. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

As a result of the Finance Act, 1989, VAT may be payable on rent or purchase prices. All figures are quoted net of VAT. February 2023.

The landlord has regard to the recommendations of the voluntary Code for Leasing Business Premises in England and Wales 2007. If you are professionally represented, you should ask your advisor for a copy.

Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone: 020 7222 7000, www.rics.org.

NORWICH'S PREMIER BUSINESS LOCATION



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A development by
The Lothbury Broadland Unit Trust

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