

TO LET

Reed House, Peachman Way,
Broadland Business Park, Norwich, NR7 0WF

Grade A offices in a prime location
From 465 to 4,784 sq m
(5,000 to 51,501 sq ft)

REED
HOUSE

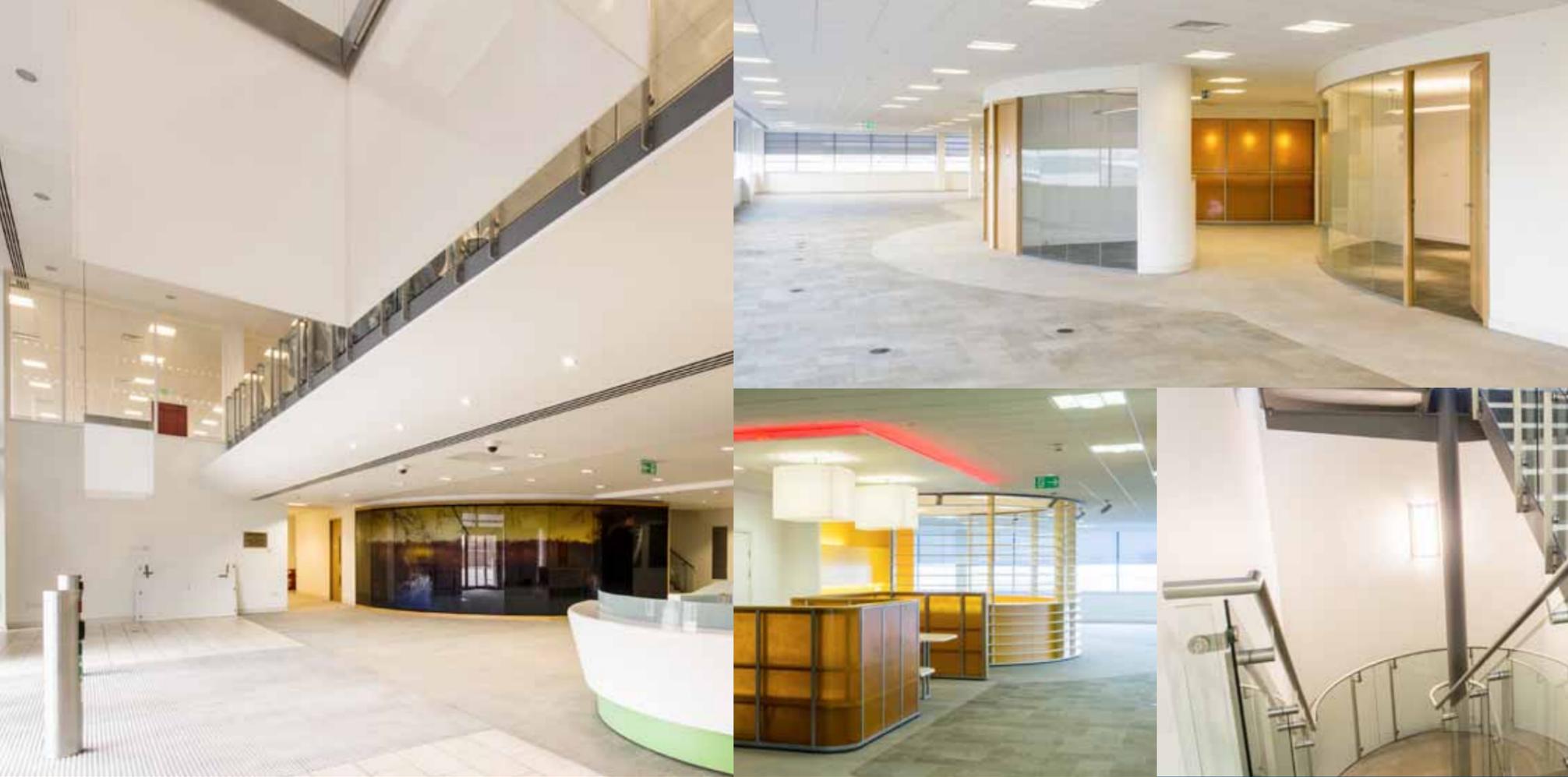


www.reedhouse-norwich.co.uk



- ✓ Situated in Norwich's premier out-of-town location
- ✓ Exceptional high specification air conditioned offices
- ✓ Excellent on-site parking provision of 1 space per 248 sq ft
- ✓ Easy access to the A47 dual carriageway
- ✓ Available as a whole or in part





Typical Upper Floor Layout

“Widely regarded as Norwich’s premier out-of-town location, the Park provides an attractive landscaped working environment...”

Location

Broadland Business Park is ideally situated approximately 3.5 miles east of Norwich city centre, immediately adjacent to the A47. Widely regarded as Norwich’s premier out-of-town location, the Park provides an attractive landscaped working environment, which has already attracted a number of high quality occupiers including Aviva, Lovewell Blake, NHS Norfolk and The Royal Bank of Scotland.

The A47 provides road access to Great Yarmouth, which is 20 miles to the east, and to King’s Lynn and the Midlands to the west. The A11 is 8 miles away, where a dual carriageway road link leads to Cambridge via the recently completed

Elveden bypass. Norwich station provides frequent and direct rail links to London, Cambridge, Ely, Peterborough, Manchester and Liverpool and the local and wider national rail network. Norwich International Airport is situated just to the north of the city, from where there are four flights a day to Amsterdam Schiphol Airport.

Other amenities on the Park include a Premier Inn hotel, the Broadland View bar & restaurant, the Waterside Café, a Costa Coffee and a Bannatyne’s Health Club. There is also a Sainsbury’s superstore with petrol filling station a short drive from the Park.

Description

Reed House occupies a prominent position on the south side of Peachman Way, opposite Bertram Books’ offices. Constructed in 2006, the building offers some of the highest specified office accommodation available in Norwich.

The four storey detached building provides predominantly open plan offices either side of a spacious core, with an impressive double-height glazed reception. The surface car parking areas are to the front and side of the building.

The building is currently fitted out for use by a single occupier, but can be reconfigured to suit multiple occupation. Whilst each floor is predominantly open plan, there are separate meeting rooms, breakout areas and kitchens on each floor.

Specification

The property benefits from the following specification:

- Fully accessible raised floors with floor boxes
- Carpet tiled flooring
- Air conditioning (4 pipe fan coil system)
- Suspended ceilings with recessed lighting
- Double-glazed windows with blinds
- Two passenger lifts serving all floors
- Four shower cubicles including two with disabled specification
- Male, female and disabled WCs on all floors

Accommodation

The following net internal areas are provided:

FLOOR	SIZE
Third	15,212 sq ft (1,413 sq m)
Second	15,193 sq ft (1,411 sq m)
First	14,524 sq ft (1,349 sq m)
Ground	6,572 sq ft (611 sq m)
Total	51,501 sq ft (4,784 sq m)

The building also benefits from 208 on-site car parking spaces, including 10 disabled spaces, which represents a ratio of 1 space per 248 sq ft overall.

“Constructed in 2006, the building offers some of the highest specified office accommodation available in Norwich.”

Terms

The property is available by way of assignment of a lease expiring on 31 December 2029.

Alternatively, new sub-leases are available on the whole building, individual floors, or part floors, on terms to be agreed.

Rent upon application to the joint sole agents.

Business Rates

Reed House is currently jointly assessed for rates, however the property previously had an individual Rateable Value of £830,000 in the 2010 list.

This figure is provided for guidance purposes only and interested parties are advised to make their own enquiries of the Local Rating Authority.

EPC

The building has a rating of 105, which falls within band E.

A copy of the EPC is available upon request.



REED HOUSE



www.reedhouse-norwich.co.uk

For further information or to arrange a viewing please contact the joint sole agents:

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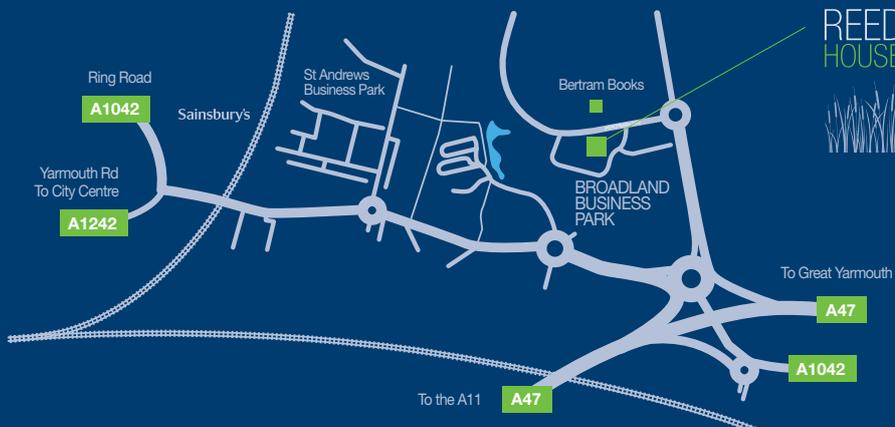
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecodeew.co.uk. Disclaimer: These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or their vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. April 2015.