



BERTRAM HOUSE, PEACHMAN WAY, BROADLAND BUSINESS PARK, NORWICH NR7 0WF

**TO LET | MODERN BUSINESS PARK OFFICES WITH PARKING
3,556 (330 SQ M) & 4,597 SQ FT (427 SQ M)**

- Mostly open plan ground floor offices
- 66 car parking spaces (1 space per 124 sq ft)
- Situated in Norwich's premier out-of-town location
- Easy access to the A47 and A1270

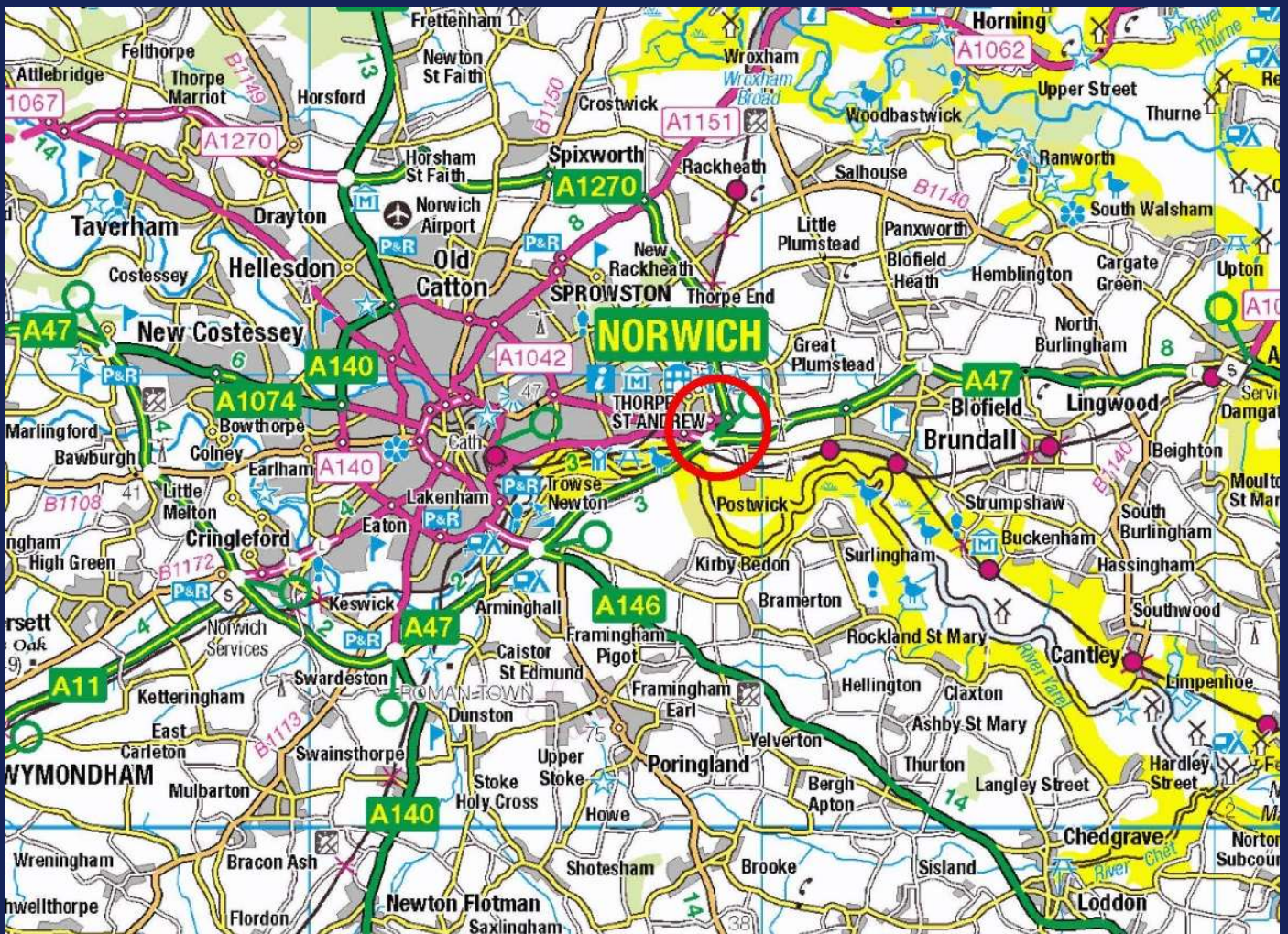
LOCATION

Broadland Business Park is ideally situated 3½ miles east of Norwich, within easy access to the A47 and A1270 (Northern Broadway). 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 profile occupiers including Marsh, Lovewell Blake, South Norfolk Council and Clarion Housing Association.

The A47 provides road access to Great Yarmouth, 20 miles to the east and to King's Lynn and beyond to the Midlands in the west. The A11 is 8 miles away, where a dual carriageway road links to Cambridge and the M11.

Amenities on the Business Park include a Premier Inn Hotel, Broadland View Bar & Restaurant, the Waterside Café and a Bannantyne Health Club. There is also a Lidl, MacDonalds and Gridserve EV charging station, just to the east of the property.

The property is prominently situated at the roundabout junction of Peachman Way and Broadland Way. The main entrance is shared with the adjoining warehouse occupied by Lasgo Gardner, opposite Marsh. Evander occupy the first floor of the building.



SUMMARY

Description

The property provides a modern, two-storey office building, with an impressive glazed entrance. The suites are mostly open plan, with meeting rooms and a kitchen.

The specification includes air-conditioning, suspended ceilings with recessed lighting, fully accessible raised floors and carpets.

There are WCs within the common areas.

Accommodation

The following net lettable areas are provided:

Ground floor

Suite A	3,556 sq ft	(330 sq m)
Suite B	4,597 sq ft	(427 sq m)

There are **66 on-site car parking spaces**, representing the exceptional ratio of **1 space: 124 sq ft**.

Suite A was refurbished throughout in 2021 and is available for immediate occupation. Suite B is to be refurbished. Further details upon application.

Terms

The suites are available on new full repairing and insuring leases for a term to be agreed.

The quoting rent is **£18.00 per sq ft**.

Energy Performance Certificate

A copy of the EPC is available upon request

Rateable Value

The ground and first floors are currently assessed as a single hereditament as an RV of £272,500.

The two smaller ground floor suites will therefore need to be re-assessed.

Service Charge

For further details on the building's service charge and estate charge, please contact the sole agents.

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

For further information or to arrange a viewing, please contact the sole letting agents, Bidwells:

Will Jones

07899 061 892
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Chris Squirrell

07887 830 124
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April 2026

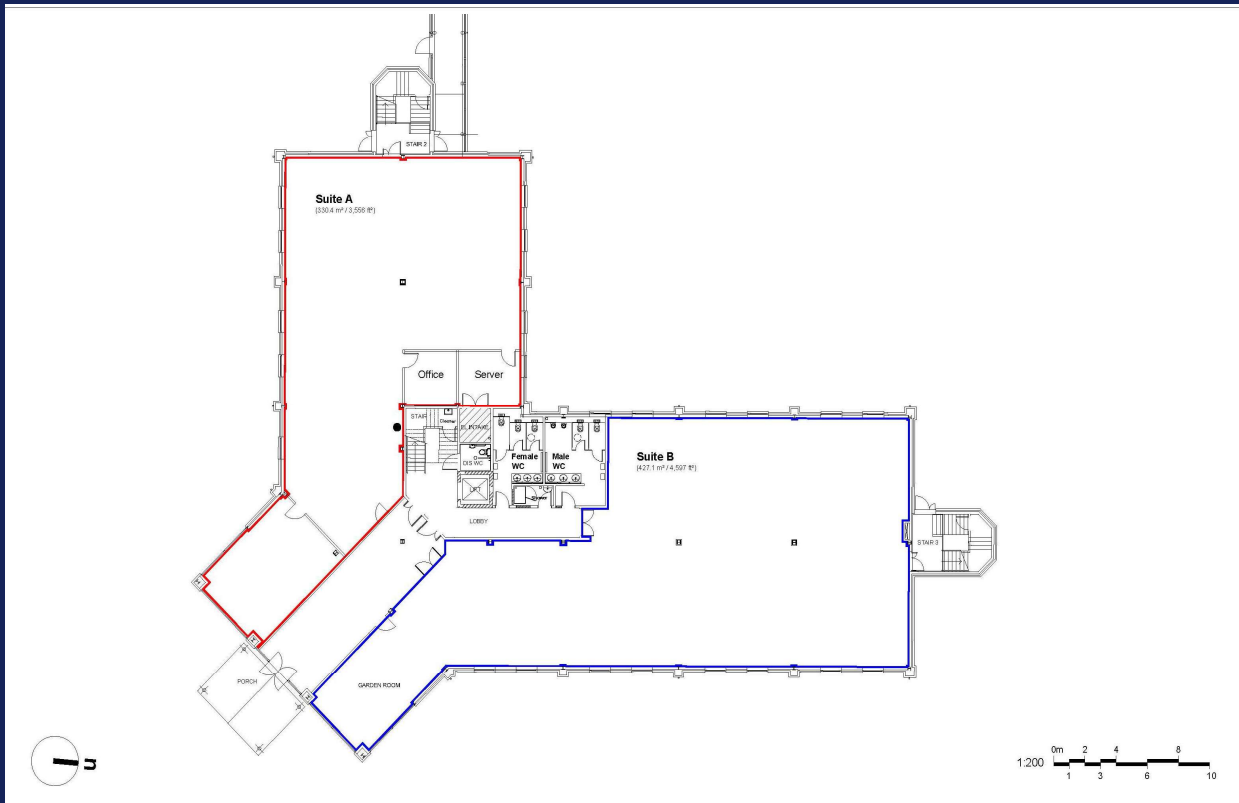
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GALLERY



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