

PEACHMAN WAY
BROADLAND BUSINESS PARK
NORWICH NR7 0WF

High Specification Offices
52,978 sq ft (4,922 sq m) on 5.67 acres

Outstanding Sustainability Credentials

- Net Zero Carbon Building
- Carbon Neutral EPC (A+ net zero CO²)



HORIZON

BUSINESS CENTRE

- Situated in Norwich's premier out-of-town location
- Exceptional high specification air-conditioned offices
- 332 on-site parking spaces (1 space: 160 sq ft)
- Easy access to the A47 and A1270 Northern Distributor Road
- Substantial running cost savings - extensive Solar Photovoltaic system
- **Freehold For Sale / To Let**



HORIZON

BUSINESS CENTRE

Location

Broadland Business Park is ideally situated approximately 3.5 miles east of Norwich city centre, immediately adjacent the A47 and A1270 (Northern Distributor Road / Broadland Northway). 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 Lovewell Blake, NHS Norfolk and The NFU.

The A47 provides road access to Great Yarmouth, 20 miles to the east, and to King's Lynn and beyond to the Midlands to the west. There is a dual carriageway link to the A11, Cambridge and London. There is access to Norwich Airport via Broadland Northway (dual carriageway), from where there are four flights a day to Amsterdam Schiphol.

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

	Duration (Car)	Miles
Norwich City Centre	12m	4.2
London Stansted Airport	1h 35m	88
London	2h 30m	121

Description

Horizon Business Centre occupies a prominent position at the junction of Peachman Way and Broadland Way, a short drive from the A47. Built in 2003, the building comprises a highly specified, purpose-built call centre with exceptional car parking provisions and covered cycle racks.

Of steel frame construction, with a combination of wooden panelling and corrugated steel elevations, predominantly open plan offices are provided on ground and first floors.

Accommodation

The following net internal areas are provided:

Main Building

Ground floor	29,189 sq ft	(2,711.7 sq m)
First floor	19,449 sq ft	(1,806.8 sq m)
Total	48,638 sq ft	(4,518.5 sq m)

Detached Former Staff Canteen

Ground floor	4,340 sq ft	(403.2 sq m)
Total	52,978 sq ft	(4,921.7 sq m)



The property also benefits from 332 on-site car parking spaces, which represents the exceptional ratio of 1 space: 160 sq ft. The site area is 5.67 acres (2.29 ha).

...“Horizon Business Centre is a pioneer towards the net zero path”...

There is a double height reception with a main core behind and further WCs and stairs at the eastern end of the building. The first floor has a feature lightwell with the two areas being linked by a walkway. There are some separate meeting rooms constructed from demountable partitioning, which could be easily removed if required.

The property has extensive rooftop and carport photovoltaic systems which supply energy to the building, with the rooftop system benefitting from feed in tariff for power generated and both systems benefitting from paid export for surplus power supplied to the grid. Externally, just to the east of the main building there is a back-up generator and UPS.

Specification

The property benefits from the following specification:

- Fully accessible raised floors with floor boxes
- Underfloor air conditioning
- Hanging LED lighting
- Aluminium framed double-glazed windows
- One passenger lift
- Two kitchen/break areas on the ground floor
- Male, female and disabled WCs on all floors
- Power resilience – UPS and back-up generators

There are also 322 car parking spaces and a separate former canteen building.

...“the Park provides an attractive landscaped working environment, which has already attracted a number of high quality occupiers”...



Sustainability

In 2019 the UK became the first major economy in the world to pass laws to end its contribution to global warming by 2050, and become a 'net zero' country.

With its impressive net zero CO² EPC rating of A+ (-68), and extensive solar photovoltaic system, Horizon Business Centre is a pioneer towards the net zero path. Without compromising on the comfort of the occupier, the building is highly energy efficient.

The sustainable features of the building include:

- EPC rating of A+ (net zero CO²)
- EV charge points x 2 dual with ability to charge four EVs at one time
- Well-lit cycle parking
- All external LED lighting
- All internal LED lighting, with smart controls
- Waterless urinals
- Optimised building management system with remote view only access
- CO² ventilation monitoring and control
- 450 KVA available grid import capacity

Energy Performance Certificate

The Property has an EPC rating of A+ (-68)

Business Rates

Horizon Business Centre is currently jointly assessed with the adjacent Willow House, so will need to be re-assessed.



Terms

The property is offered freehold with vacant possession. Alternatively, a new FRI lease is available on the whole, or on a floor-by-floor basis. Price and rent upon application to the joint sole agents. Please note the property is VAT elected.

Viewing

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

Will Jones

01603 229 321 / 07899 061 892

william.jones@bidwells.co.uk

Chris Squirrel

01603 229 323 / 07887 830 124

chris.squirrel@bidwells.co.uk

Jess Bodie

020 7182 2761 / 07500 977451

jessica.bodie@cbre.com



HORIZON BUSINESS CENTRE

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