

Broadway Trade Park

To Let

Brand New Units Ranging from 234m² (2,519 sq ft) up to 1,916 m² (20,624 sq ft)



Broadway Trade Park, Morse Road, Norwich, NR10 3JX.

Conveniently located on the Broadland Northway adjacent to Norwich Airport

Seven adaptable, high-spec units to let individually or as a larger multi-unit configuration

Suitable for a range of Class E(g), B2 and B8 uses

Benefiting from solar panels and EV charging

Minimum eaves height 7.6m

Available from Q4 2026

Arnolds | Keys

Trusted Property Experts

arnoldskeys.com | 01603 216825

25 King Street, Norwich, NR1 1PD.

Industrial

Broadway Trade Park

Morse Road

Norwich

NR10 3JX

TO LET

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The property is situated at Broadway Enterprise Park, approximately 4.5 miles north of Norwich, fronting the Broadland Northway (A1270) and adjacent to Norwich Airport. The location provides excellent access to Norwich city centre and the wider trunk road network.

Broadway Trade Park will, upon completion, provide a high-quality mixed-use business environment suitable for office, manufacturing, storage and distribution occupiers, alongside roadside uses. Nearby occupiers include Costa Coffee, Wendy's Burgers and Norwich North Recycling Centre.



Description

The new development will comprise seven modern commercial units suitable for trade counter, warehouse or light industrial uses, set within an attractively landscaped site.

Each unit benefits from dedicated parking, loading access, a separate personnel entrance and a forecourt suitable for unloading, with further estate parking available.

Specification

- Clear-span, column-free warehouse accommodation
- Concrete floors
- Minimum eaves height of 7.6m (25ft) – 8.8m (29ft)
- Up-and-over automatic loading doors
- DDA-compliant WCs
- Kitchenette facilities
- Dedicated EV parking

Services

Three-phase power, water and foul drainage will be provided.





Accommodation Broadway Trade Park

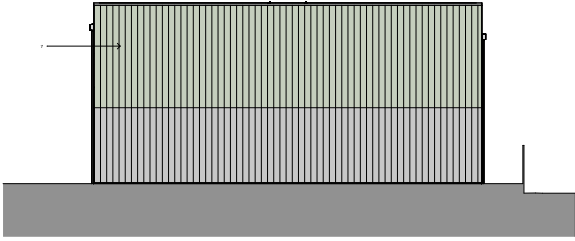
The units will have the following approximate gross internal floor areas:

	m ²	SQ FT
Unit 1	349	3757
Unit 2	349	3757
Unit 3	234	2519
Unit 4	232	2497
Unit 5	232	2497
Unit 6	232	2497
Unit 7	288	3100
Total	1,916	20,624

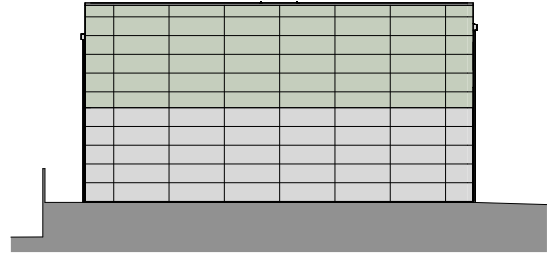




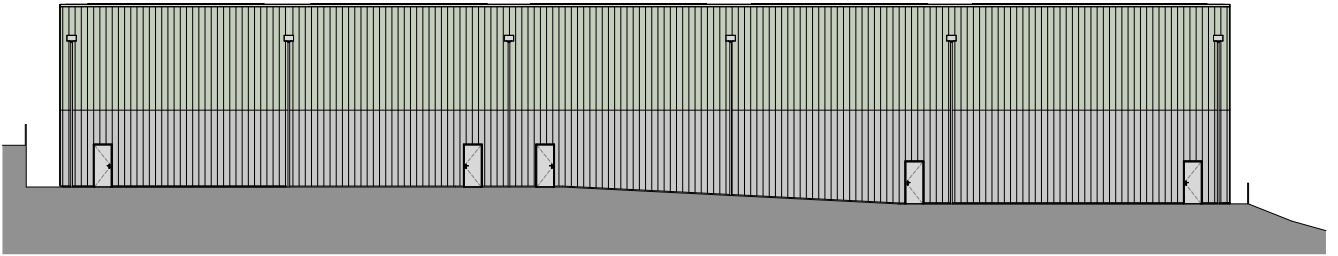
① East GA Elevation
1:100



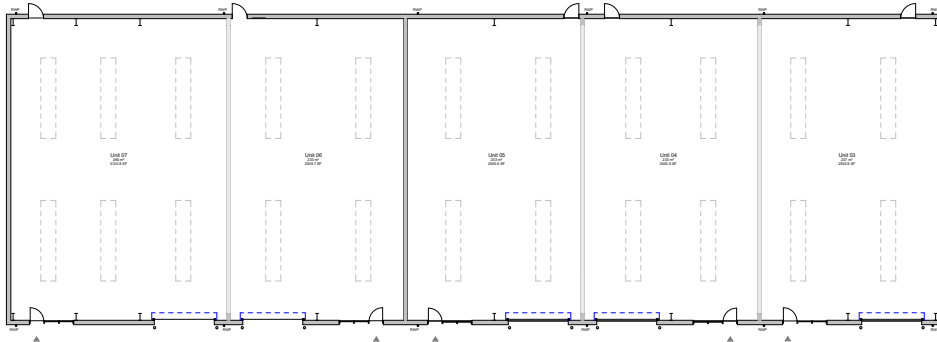
② North GA Elevation
1:100



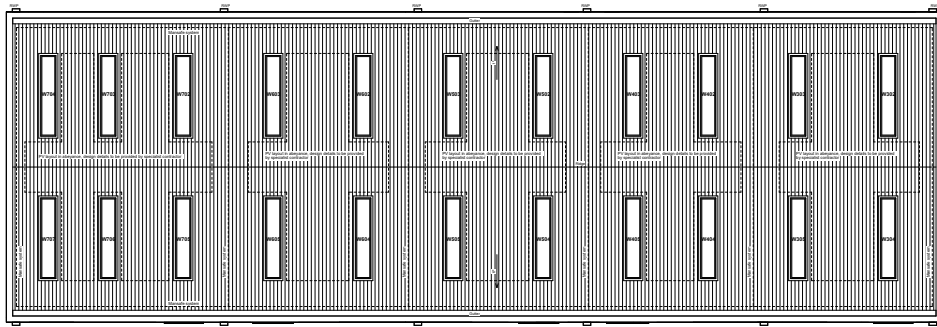
③ South GA Elevation
1:100



④ West GA Elevation
1:100



① Proposed Ground Floor Plan
1:100



② Proposed Roof Plan
1:100

Terms

New full repairing insuring leases are available for a term to be agreed.

Rent upon application.

All uses will be considered within E(g) (i, ii, iii), B2 and B8 commercial and industrial classes.

Legal Costs

Each party to bear their own costs.

Business Rates

To be assessed on completion of the units.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

To be assessed on completion. The buildings are being constructed to achieve a high standard of energy efficiency performance.

Viewing & Further Information

Strictly by appointment with the sole agents:

Arnolds Keys
01603 216825

Guy Gowing
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Harry Downing
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DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/120



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Broadway Trade Park



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