

# IMPERIAL PARK NORWICH AIRPORT NORWICH

DEVELOPMENT OPPORTUNITIES  
FOR SALE / TO LET.

PLOT SALES ALSO CONSIDERED.



PREMIER EMPLOYMENT AND  
AVIATION BUSINESS DESTINATION

UNITS AVAILABLE  
**FROM 20,000 SQ FT - 650,000 SQ FT**

Imperial Park Norwich, Imperial Way  
Horsham St Faith, Norwich NR10 3GJ



1.25M 3.5 282K

SQUARE FEET DEVELOPMENT OPPORTUNITY    MILES NORTH OF NORWICH CITY CENTRE    WORKING POPULATION

**IMPERIAL PARK NORWICH** is a unique proposition that will create a thriving business environment, capable of serving the needs of businesses from both the commercial and aviation sector.

The development will be a best-in-class employment hub for industrial and aviation businesses, benefitting from an exceptional location with direct access from the A1270 Broadland Northway.



SUSTAINABILITY BUILT IN



A MANAGED ESTATE



AIRSIDE ACCESS



DIRECT ACCESS FROM A1270



A WORLD CLASS REGION



ACCESS TO A MASSIVE TALENT POOL

# PREMIER BUSINESS DESTINATION



Indicative CGI

**Imperial Park is one of the region's most important business locations, at the heart of regional, economic and transport strategies.**

Norwich is currently one of the UK's fastest growing cities with a vibrant, dynamic economy. It is home to approximately 8,000 businesses and almost 127,000 jobs.

New developments will benefit from:



SECURE CYCLE PARKING



EV CHARGING POINTS



LOW AIR PERMEABILITY DESIGN



HIGH PERFORMANCE INSULATION



TARGET EPC A

# AVIATION SERVICES



## Norwich Airport is a thriving regional airport.

It is home to major offshore helicopter transport operations, corporate aviation, general aviation, and the East Anglian Air Ambulance. The airport is also a centre of Maintenance, Repair and Overhaul (MRO) excellence, having recently completed a brand new 70,000 sq ft MRO facility for KLM UK Engineering.

The airport also accommodates a wide range of niche aviation/aerospace supply chain companies ranging from design and development to precision manufacturing.



## OCCUPIERS INCLUDE:





Indicative Development  
Masterplan

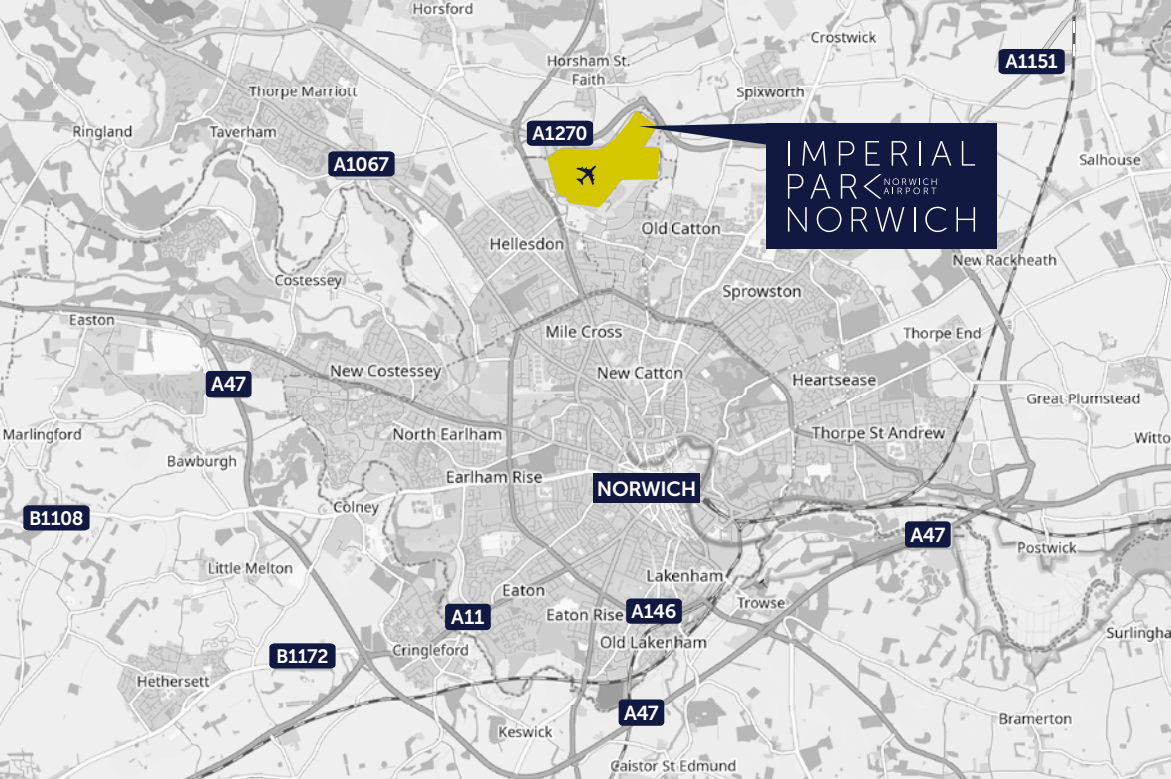
- Aviation services
- Industrial & Logistics

#### PLANNING:

Planning permission has been secured for the development of over 1,250,000 sq ft of employment units under Use Classes E(g)(ii), E(g)(iii), B2, B8 and F1(a)).

#### TERMS:

Development opportunities available for sale / to let.  
Price / Rent on application.  
Plot sales also considered.



# STRATEGICALLY LOCATED

**IMPERIAL PARK** is strategically situated 3.5 miles north of Norwich City centre, on the north side of Norwich Airport. It benefits from extensive frontage to the A1270 Broadland Northway (Northern Distributor Road), which provides access to the A47 at the Postwick interchange some 6 miles to the south-east.

Major transport routes all serve to make Imperial Park, Norwich ideally placed to network with other regions such as Cambridge, Ipswich, Felixstowe, Harwich and Lowestoft. Rail networks provide access to Cambridge within 1 hour and London within 90 minutes. Norwich Airport also provides domestic and international connectivity, with daily flights to Amsterdam's Schiphol Airport with onward travel to over 1000 international destinations.

## CONTACT THE JOINT AGENTS

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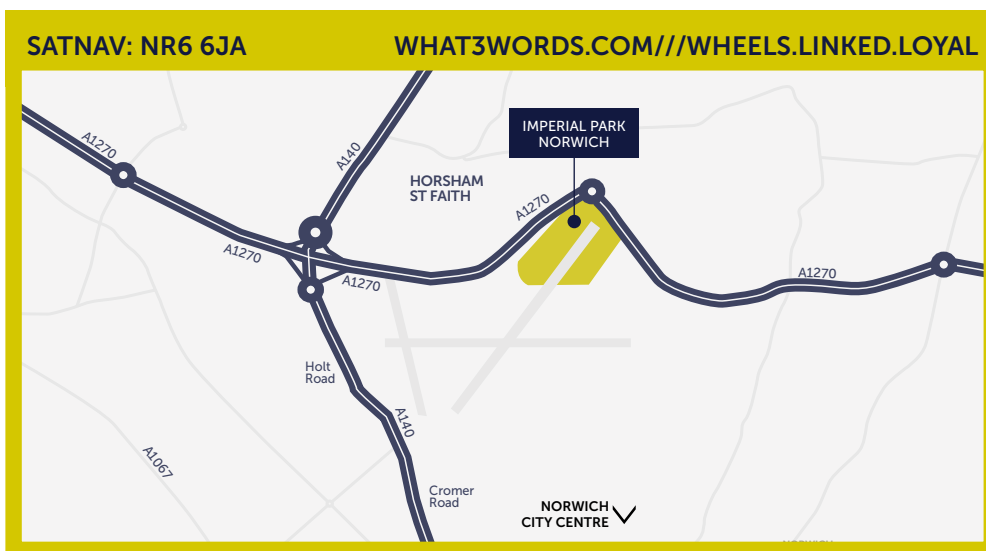
**ROCHE**  
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## CONTACT THE DEVELOPER

**RIGBY**  
REAL ESTATE

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment. 15965 09.24 Tassell Design.