



Commercial land  
1.36 acres (0.55 hectare)

- Established West Norwich location
- Easy access to the A47 southern bypass
- Prominent location next to Bannatynes
- Suitable for a variety of commercial / roadside uses

**SITE AT ERNEST GAGE AVENUE,  
LONGWATER, NORWICH**

**TO LET**

### Location

Longwater Business Park is one of Norwich's most established and accessible business locations, situated a short drive from the A47 dual carriageway.

Norwich City centre is approximately 5 miles to the east and is accessed via the A1074 Dereham Road.

The A47 provides access to King's Lynn and beyond to the Midlands and the west. It also joins the A11 approximately three miles to the south-east, where access is provided to Cambridge and the M11.

In addition to a number of industrial and warehouse users, the Park benefits from a Sainsburys Superstore, McDonalds Restaurant and a Bannantynes Health & Fitness Club.

### Description

The plot occupies a prominent position on Ernest Gage Avenue, immediately to the east of the Bannatyne Health & Fitness Club.

It is currently bare land.

### Accommodation

The area is **1.36 acres (0.55 ha)**.

Given the location of the property, the landlord is seeking higher value, commercial, roadside, non-open storage type uses.

### Terms

Flexible terms are available to be agreed.

Rent upon application.

### Enquiries to:

To arrange a viewing or for further information, please contact Bidwells:

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