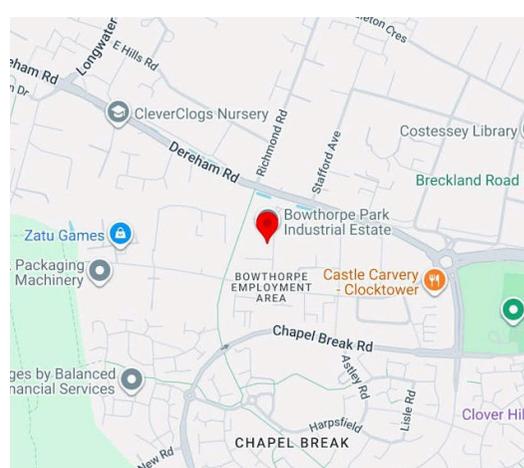




**ROCHE**

23 & 24 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA  
Industrial To Let | £82,357 - £255,885 per annum | 7,487 to 24,262 sq ft



## Location

The property is on Francis Way, which forms part of the popular Bowthorpe Park Industrial Estate. The estate is conveniently located adjacent to the A1074, which connects with the A47 trunk road and is 3 miles west of Norwich city centre.

Occupiers of note within the Bowthorpe area include Evri, Castle Colour, Kettle Foods, Screwfix, Royal Mail and Sinclair International.

## Description

The property comprises a mid-terrace industrial/warehouse unit of concrete frame construction with brick and profile sheet cladding and an insulated profile sheet roof with lights.

## Key Points

- Full external and internal refurbishment including new roof
- 3-phase power
- LED lighting
- 5.6m minimum eaves height
- WC facilities and kitchenette / breakout space
- Office / reception room
- Forecourt loading / parking

## Accommodation

Name	sq ft	sq m	Rent
Unit - 23 & 24	9,071	842.72	£90,710 /annum
Unit - 25 & 26	7,487	695.57	£82,818 /annum
Unit - 27 & 28	7,704	715.73	£82,357 /annum
<b>Total</b>	<b>24,262</b>	<b>2,254.02</b>	

## Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

## Summary

- Rent: £82,357 - £255,885 per annum
- Business rates: The property is currently rated as part of a larger hereditament and needs to be re-rated. Please contact the agents for more information.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: New Lease

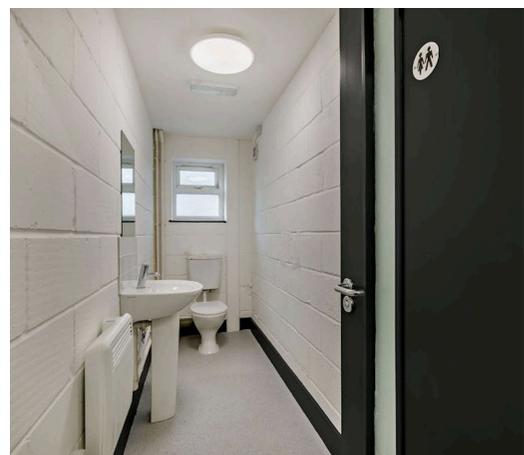
## Contact & Viewings

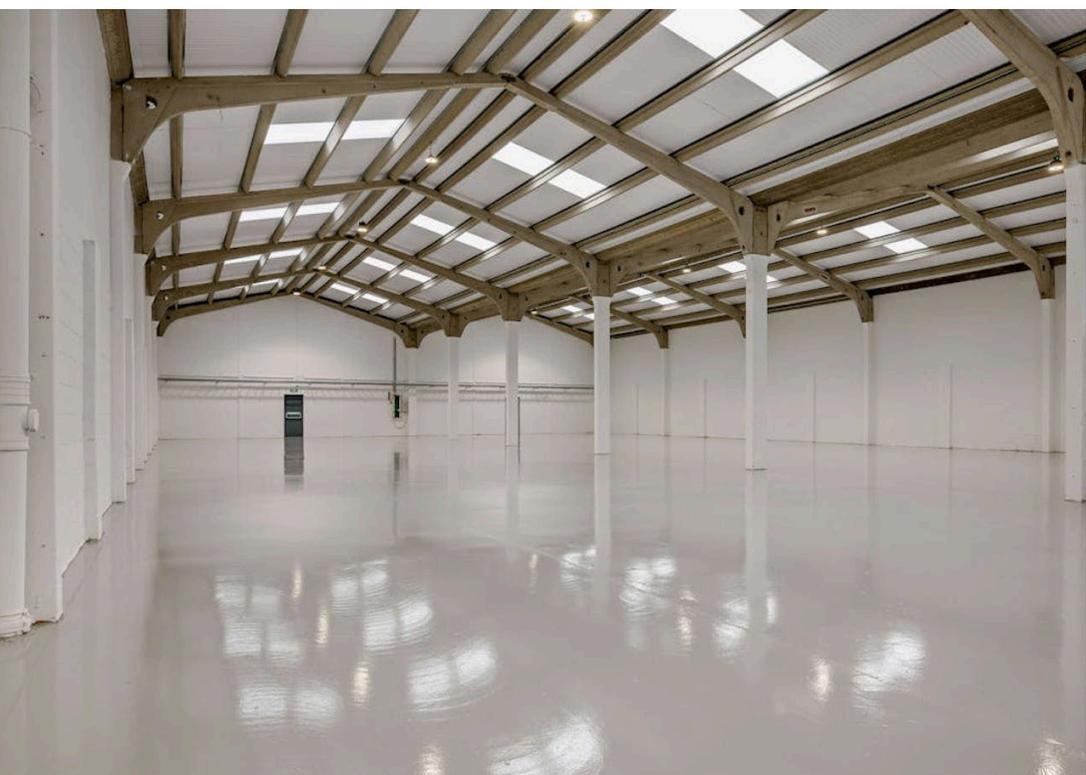
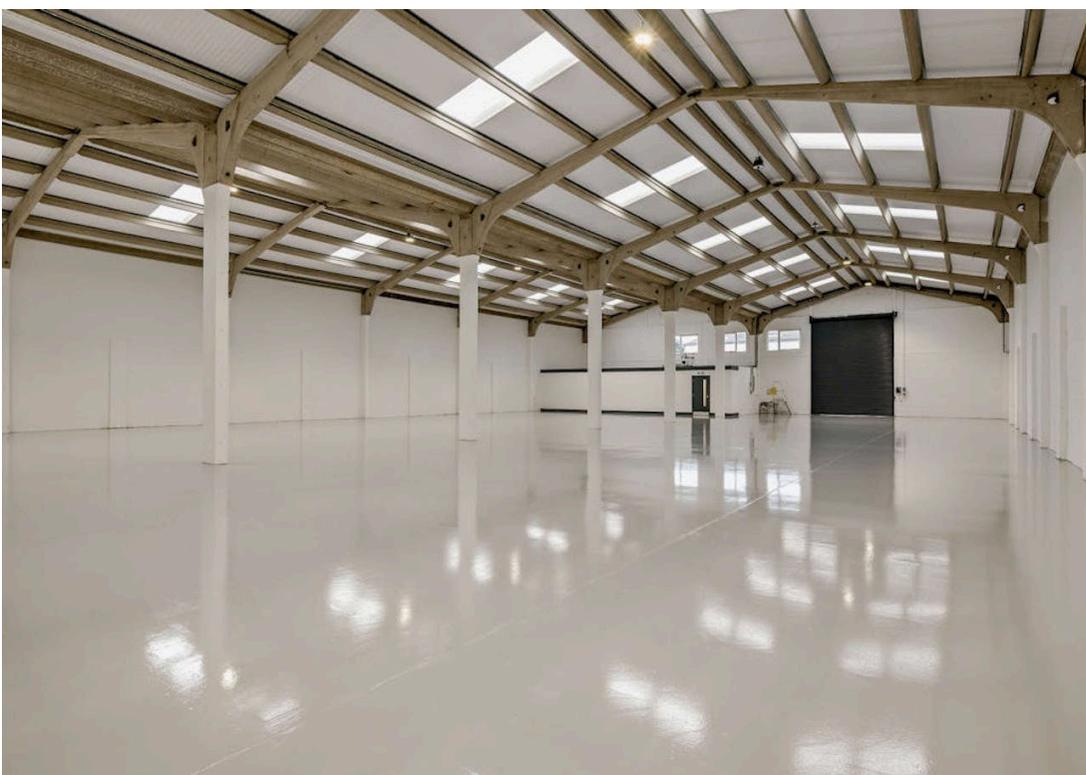
Graham Jones  
07496 164609  
grahamj@rochecs.co.uk

Chris Watkins  
01603 756336 | 07742 960315  
chrisw@rochecs.co.uk

Chris Squirrell (Bidwells)  
01603 229323 | 07887 830124  
chris.squirrell@bidwells.co.uk

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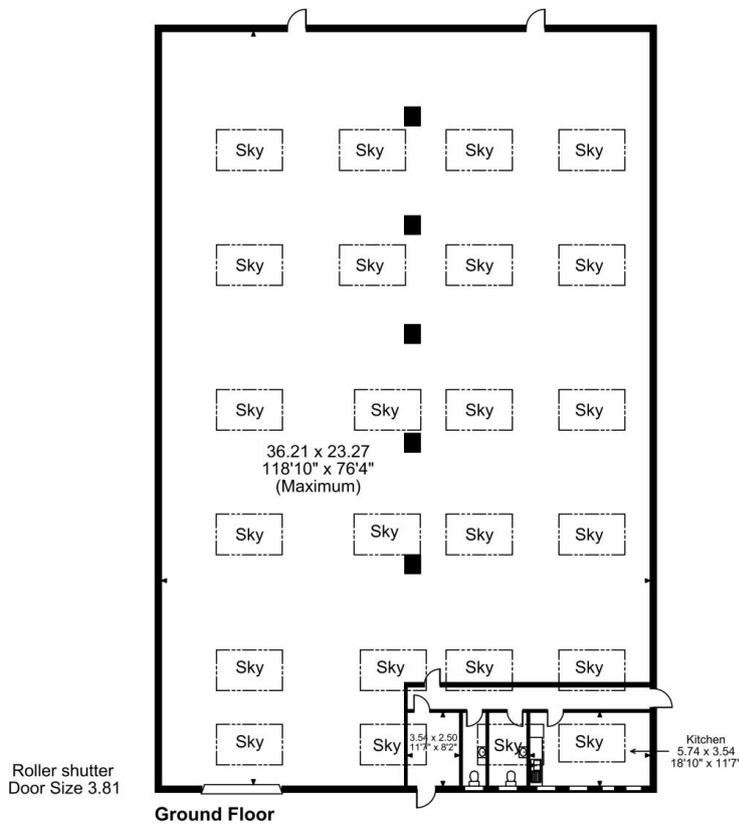
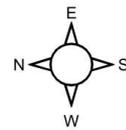


# Floor Plans

UNITS 23 & 24 - FRANCIS WAY - 9071 SQ FT | **BOWTHORPE PARK INDUSTRIAL ESTATE**

Bowthorpe Park Industrial Estate, Barnard Road, Norwich, NR5 9JA

Bowthorpe Park Industrial Estate, Barnard Road, Norwich



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