



# INDURENT

BOWTHORPE PARK INDUSTRIAL ESTATE

NR5 9JA  
///HERO.LAMPS.HELP

THREE INDUSTRIAL UNITS AVAILABLE  
INDIVIDUALLY OR COMBINED

UNITS RANGING FROM  
7,000 - 40,000 SQ FT (650 - 3,716 SQ M)

Refurbished units available now.



Full external and internal  
refurbishments including  
a new roof.



Dedicated loading  
and forecourt/  
parking/yard areas.

Warehousing that Works.

# Newly refurbished units to suit your needs.

Bowthorpe Park Industrial Estate comprises 250,000 sq ft of accommodation across 76 self contained and terraced units. Local occupiers include Royal Mail, Kettle Chips, Kuehne & Nagel, and Screwfix.

The units are situated on Francis Way which forms part of Bowthorpe Park Industrial Estate.

The estate is recognised as an established industrial location, conveniently situated approximately 3 miles west of Norwich city centre.

The estate is accessed from the A1074 Dereham Road and is within easy reach of the A47 Norwich southern bypass.



Full external and internal refurbishment including new roofs.



WC facilities and kitchenette.



Smart LED lighting helping you reduce energy consumption by up to 75%.



Dedicated loading and forecourt/parking/yard areas.



Full height electrically operated loading doors and dock levellers.



3 phase power.



5.6m minimum internal clear height.



# Why choose Bowthorpe?



Established industrial location close to national occupiers and trade counter.



Local amenities include Sainsburys, restaurants and hotels.



Adjacent to the A1074 with A47 just 2 mile away.



3 miles from Norwich City Centre.



# Aerial plan.

BOWTHORPE PARK INDUSTRIAL ESTATE

2

UNITS 20-28 FRANCIS WAY

4

3

1

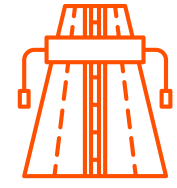
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## LOCAL OCCUPIERS

1. Screwfix
2. Kettle
3. Top Coat
4. Scania
5. Royal Mail



# You're well-connected.



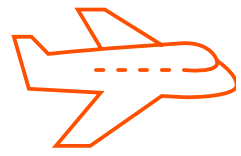
## MAJOR ROADS

A1074	0.4 miles
A47	2 miles
A11	6 miles
M11 (J14)	65 miles



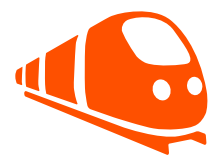
## CITIES/MAJOR TOWNS

Norwich City Centre	4 miles
Great Yarmouth	25 miles
Ipswich	48 miles



## AIRPORTS

Norwich International	5 miles
London Stansted	85 miles

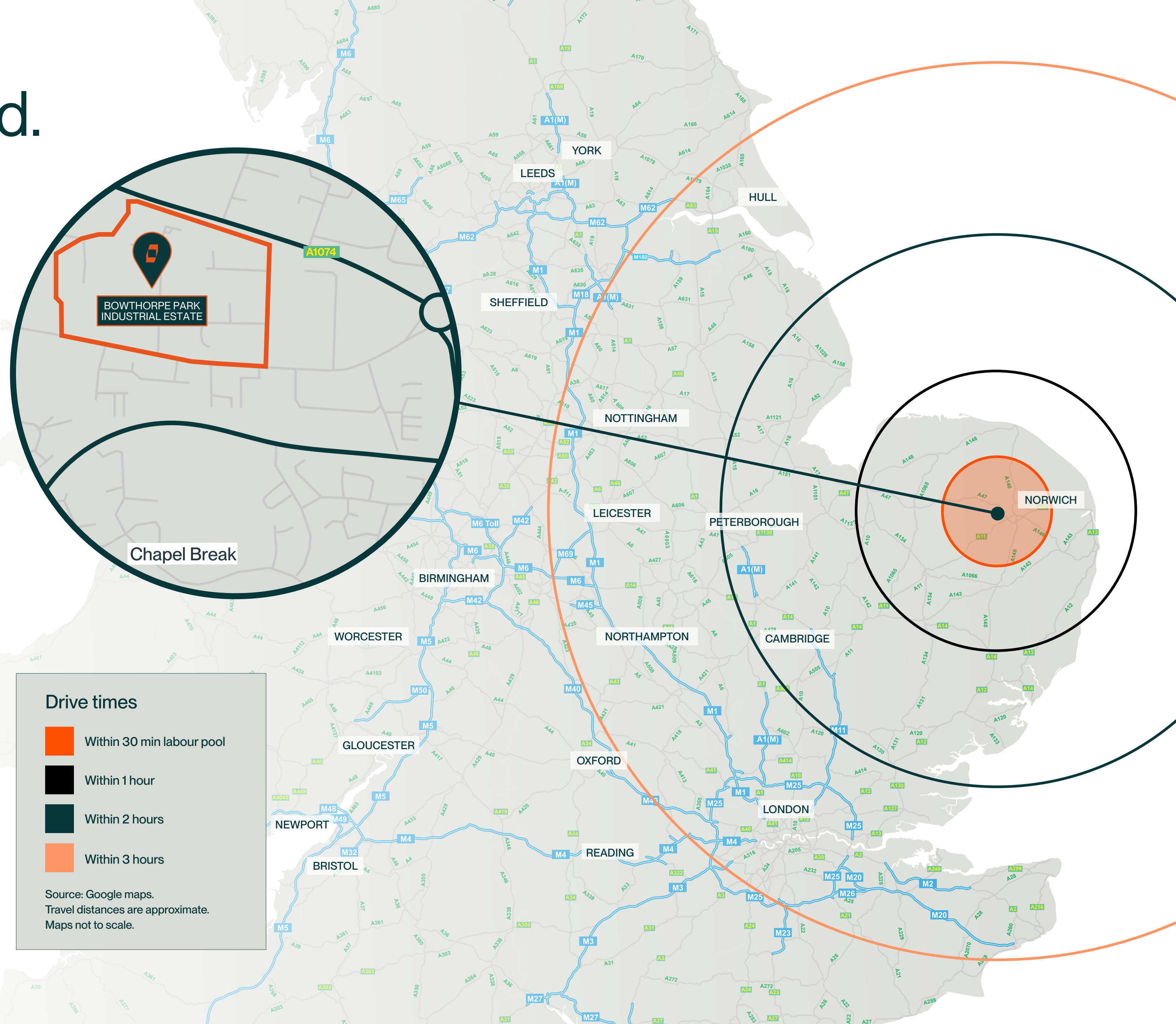


## TRAIN STATIONS

Norwich Station	6 miles
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Warehousing that Works.



### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

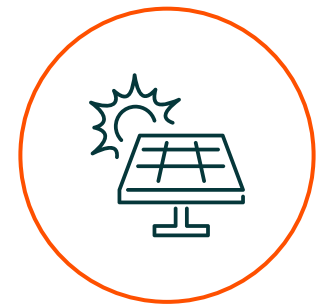
Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

# Schedule of accommodation.

Units available combined or separately

	UNIT 20-22 NOW LET	UNIT 23-24	UNIT 25-26	UNIT 27-28
TOTAL	15,859 SQ FT (1,473.35 SQM)	9,071 SQ FT (842.72 SQ M)	7,487 SQ FT (695.57 SQ M)	7,704 SQ FT (715.73 SQ M)
LEVEL ACCESS LOADING DOORS	2	1	2	1
DOCK LEVELLERS	0	0	0	2
OFFICES	INTEGRAL	INTEGRAL	INTEGRAL	INTEGRAL
EXTERNAL SPACE	DEMISED YARD/ PARKING/LOADING	PARKING/LOADING	PARKING/LOADING	PARKING/LOADING

All floor areas are approximate gross internal areas.



Solar panels  
being installed



EPC B  
rating  
achieved



Dock  
levellers



WCs and  
kitchenette



Car parking available  
to all units

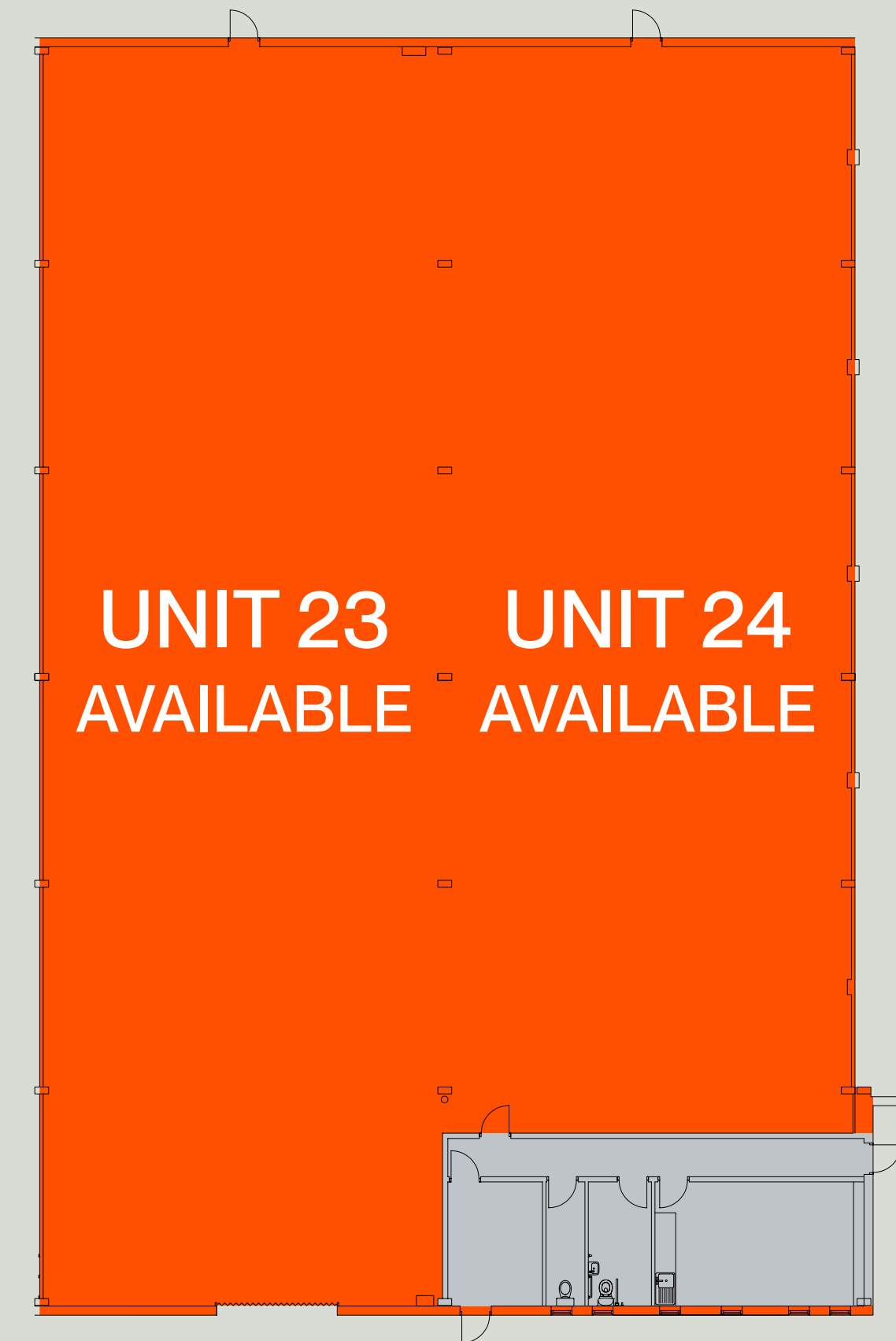
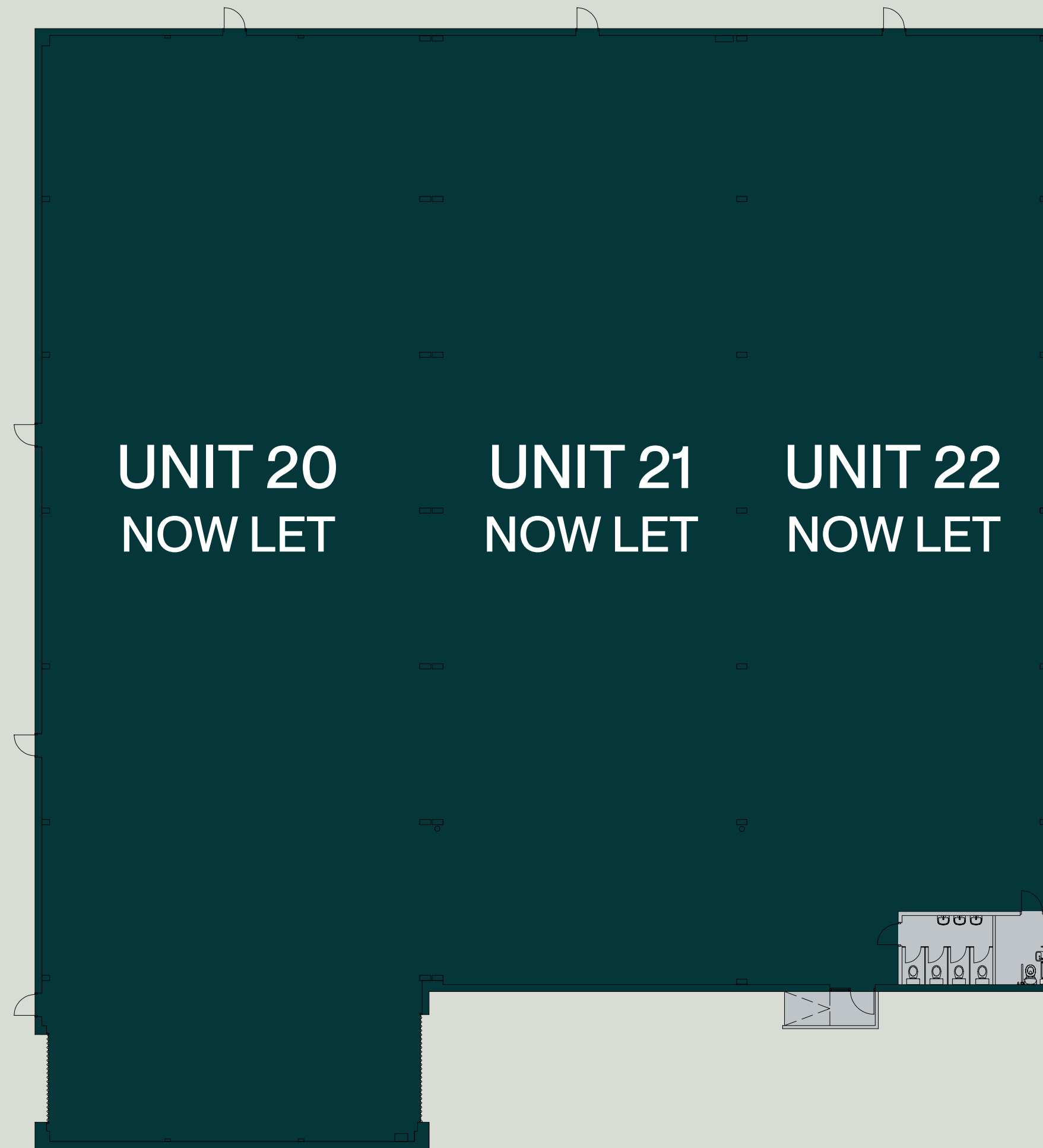


Full external and internal  
refurbishment including  
roof replacement



Warehousing that Works.

# Units plan.



Units plan is indicative.

# Units plan.



Units plan is indicative.



Warehousing that Works.

# Estate plan.



Estate plan is indicative.



Warehousing that Works.



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