

# Guardian Road Industrial Estate

Norwich, NR5 8PF

Industrial units to let  
2,407 - 16,287 sq ft

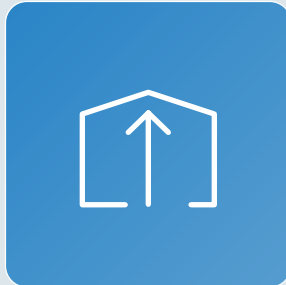


# Industrial units to let

2,407 - 16,287 sq ft



Prominent location



3.4 m eaves height



Forecourt parking



Full height roller shutter door



Industrial and trade counter

The available properties comprise individual terraced units of portal frame construction under twin skin sheet metal profiled roofs incorporating translucent lighting panels and cavity brick elevations with loading doors and forecourt parking.



# Site plan & accommodation



Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit 4	Warehouse	2,444	Immediately	£1,680 PCM
Unit 5	Warehouse	2,407	Immediately	£1,655 PCM
Unit 9	Warehouse	3,025	Immediately	£2,080 PCM
Unit 10	Warehouse	3,007	Immediately	£2,080 PCM
Unit 11	Warehouse	2,996	Immediately	£2,060 PCM
Unit 15	Warehouse	2,408	Immediately	£1,656 PCM
<b>Total</b>	-	<b>16,287</b>	-	-





# Location



These prominent units are located on the Guardian Road Industrial Estate which is some two miles west of Norwich City Centre.

Guardian Road forms part of the Norwich outer ring road (A140) and is situated between Dereham Road (A1074) and Earlham Road. Other occupiers adjoining the Estate include Freight Force.



# Travel times

## Cities

London 117 miles

Coventry 140 miles

## By Train

Norwich Station 4 miles

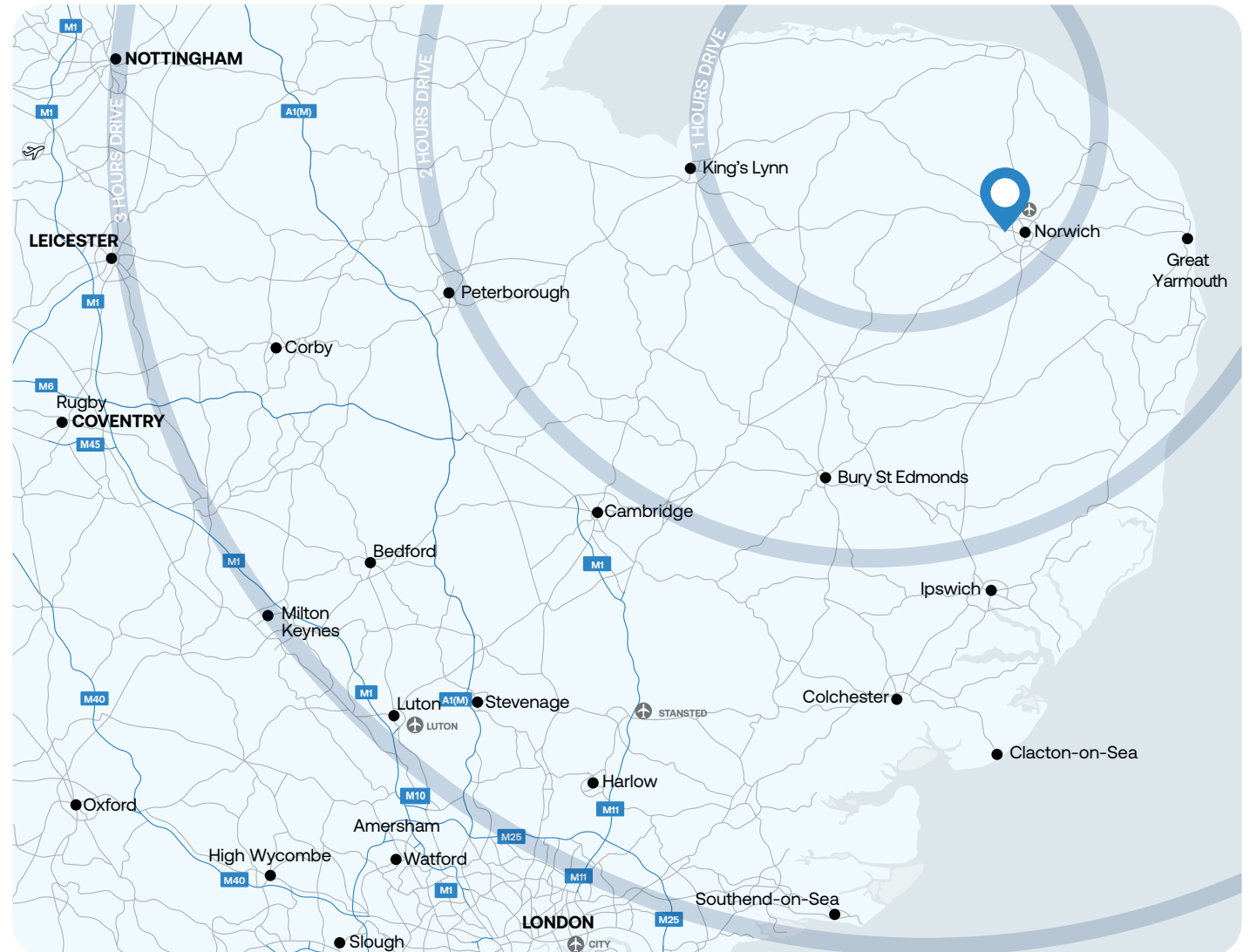
## By Air

Norwich Airport 3 miles

## Motorways

M11 84 miles

A1 (M) 85 miles



# Guardian Road Industrial Estate

Norwich, NR5 8PF

Industrial units to let | 2,407 - 16,287 sq ft

[Book a viewing](#)

**Mileway**

Ezekiel Eboda  
southeast@mileway.com  
0203 991 3516



Ben Common  
benc@rochecs.co.uk  
079177 62230

Chris Watkins  
chrisw@rochecs.co.uk  
07742 960315

## Further information:

### EPC

Unit 4 C  
Unit 5 C  
Unit 9 C  
Unit 10 B  
Unit 11 A  
Unit 15 C

### Terms

Available on new full repairing  
and insuring leases.

### VAT

VAT will be payable where  
applicable.

### Legal Costs

All parties will be responsible  
for their own legal costs  
incurred in the transaction.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.