

ROCHE



New Build Warehouse / Trade Counter Units  
1,875 sq ft – 13,883 sq ft  
(174 sq m – 1,289 sq m)

**TO LET**

**RUNWAY BUSINESS PARK  
GUNNERS WAY,  
NORWICH, NR10 3JX**

## Location

Runway Business Park is located 5 miles north of Norwich City Centre and 1 mile north of Norwich Airport, adjacent to the Holt Road (A140) roundabout which provides a direct link to the A1270. The A47 and A11 provide excellent links to Kings Lynn, Great Yarmouth and Cambridge.



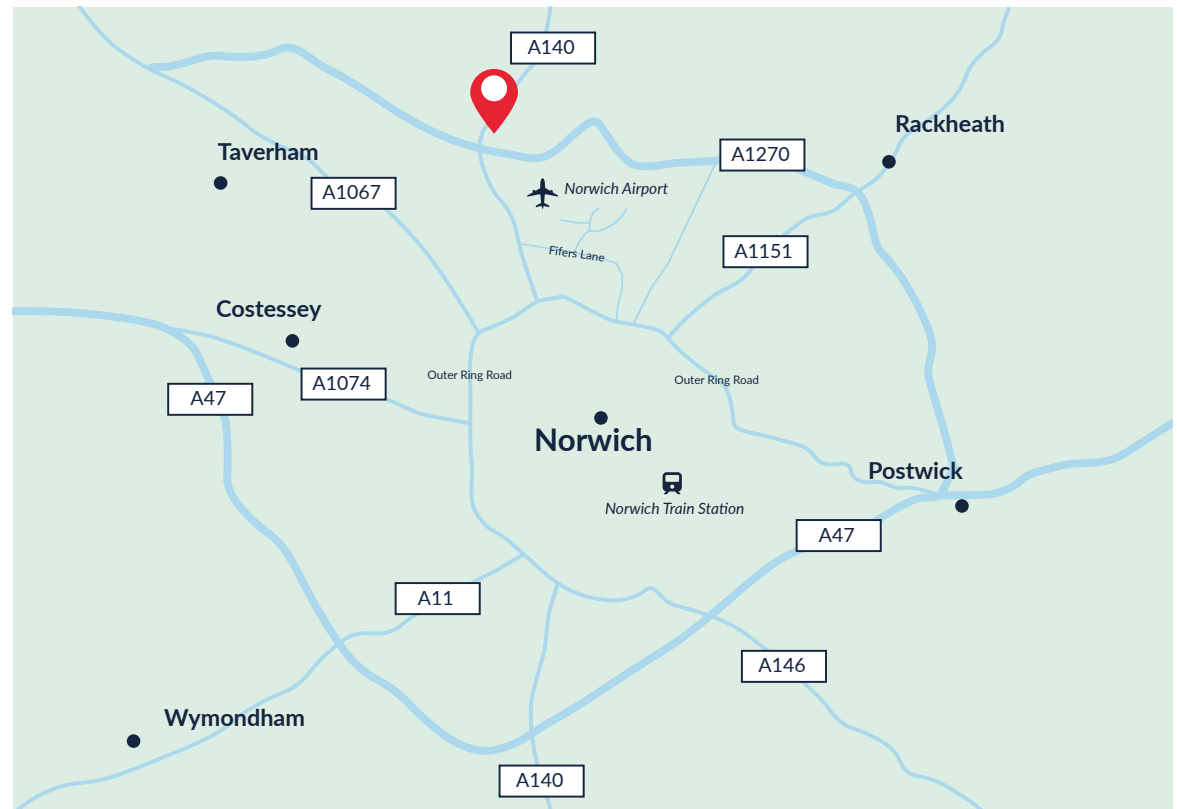
## Proposed development

The scheme will offer 4 new build units as part of the phase 1 speculative development. 5 additional units are available subject to pre let agreements to the western boundary of the site.

The units are available individually or in combination.

The following units are due to be completed in Autumn 2026. The proposed areas are:

|         | sq ft       | sq m     | Parking Spaces |
|---------|-------------|----------|----------------|
| Unit 23 | 1,876 sq ft | 174 sq m | 5              |
| Unit 25 | 1,875 sq ft | 174 sq m | 5              |
| Unit 27 | 1,875 sq ft | 174 sq m | 5              |
| Unit 29 | 1,875 sq ft | 174 sq m | 4              |



Pre letting agreements are available for the following units. The proposed areas are:

|        | sq ft       | sq m     | Parking Spaces |
|--------|-------------|----------|----------------|
| Unit 1 | 2,788 sq ft | 259 sq m | 8              |
| Unit 3 | 2,787 sq ft | 259 sq m | 8              |
| Unit 5 | 2,787 sq ft | 259 sq m | 8              |
| Unit 7 | 2,786 sq ft | 259 sq m | 8              |
| Unit 9 | 2,738 sq ft | 254 sq m | 8              |

# Specification

The units will be developed to shell and core for the warehousing, with capped services and plumbing for welfare facilities.

- Electrically operated loading doors
- Dedicated forecourt car parking
- Units 23-29 will benefit from minimum eaves height of 6.7metres extending to 8 metres
- Three phase electricity supply

## Terms

The units will be available on new FRI leases, for a term to be agreed.

## Rent

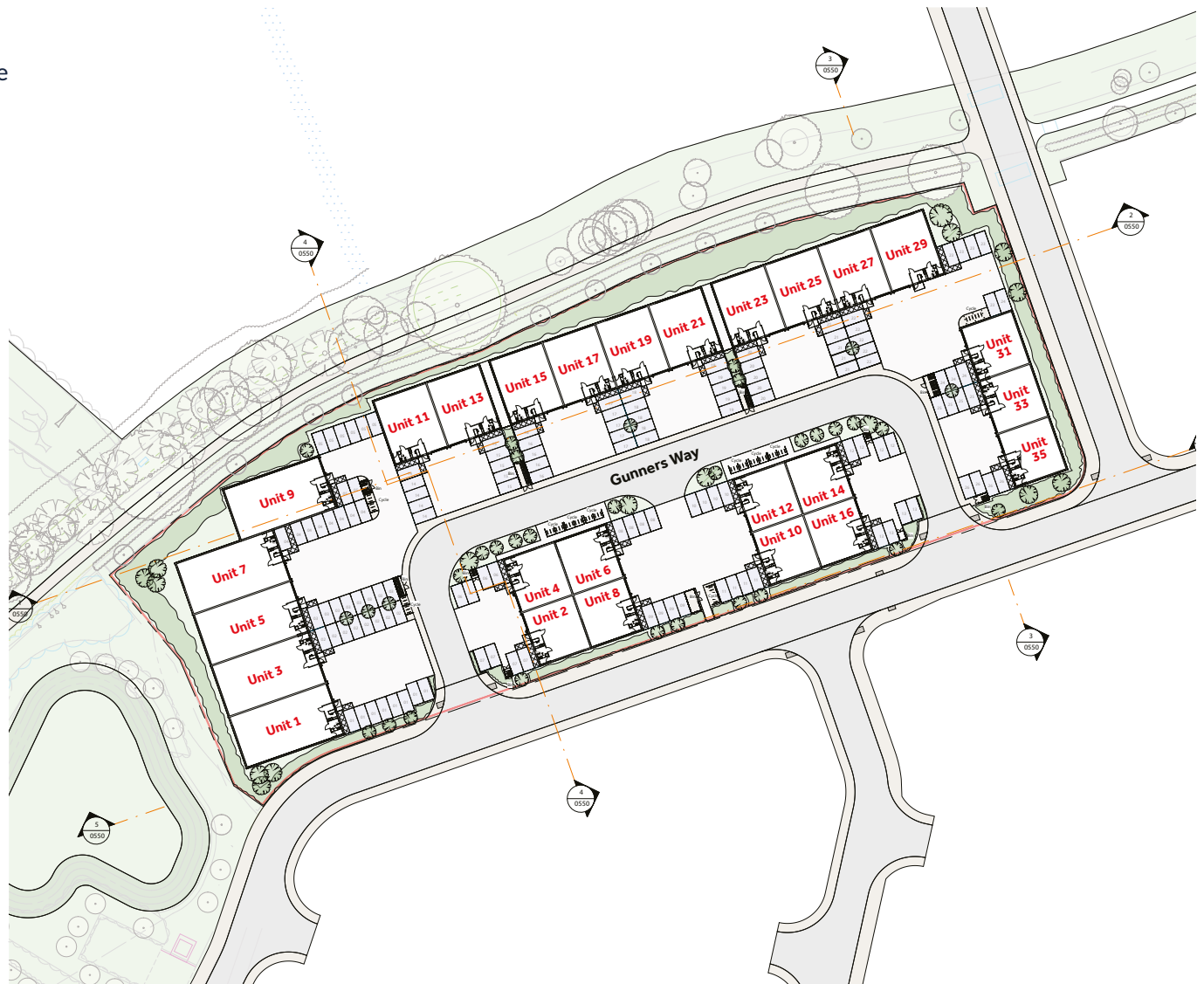
On application.

## Planning & uses

The permitted use falls within use class B8 or B2. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

## Business rates

The units are yet to be assessed for business rates.





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## Contact

For further information, please contact:

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