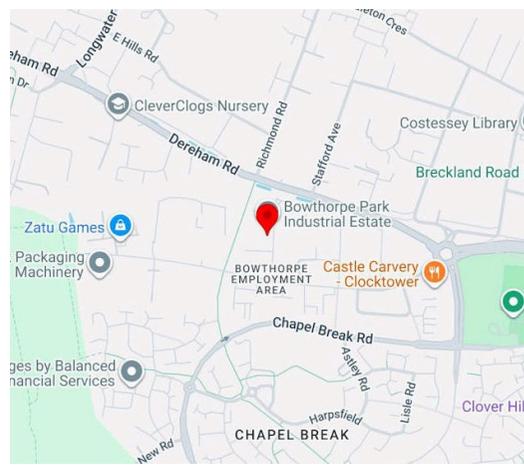




**ROCHE**

11 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA  
Industrial / Warehouse To Let | £38,700 per annum | 4,081 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 an end-of-terrace industrial/warehouse unit of concrete frame construction with brick and profile sheet cladding and a lined profile sheet roof.

## Key Points

- Recently refurbished
- Front and side roller shutter loading doors
- Forecourt parking and loading area
- Ground and first floor office space
- Air conditioning to offices
- Kitchen and WC facilities

## Accommodation

Name	sq ft	sq m
Unit - 11	4,081	379.14

## Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

## Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The tenant is directly responsible for internal repairs and maintenance with external repairs and maintenance being covered by an annual maintenance charge payable to the landlord. Further details available on application.

## Summary

- Rent: £38,700 per annum
- Business rates: The rateable value from 1st April 2026 is £31,000
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (69)
- Lease: New Lease
- Terms: Available on an effectively full repairing and insuring lease for a term to be agreed

## Contact & Viewings

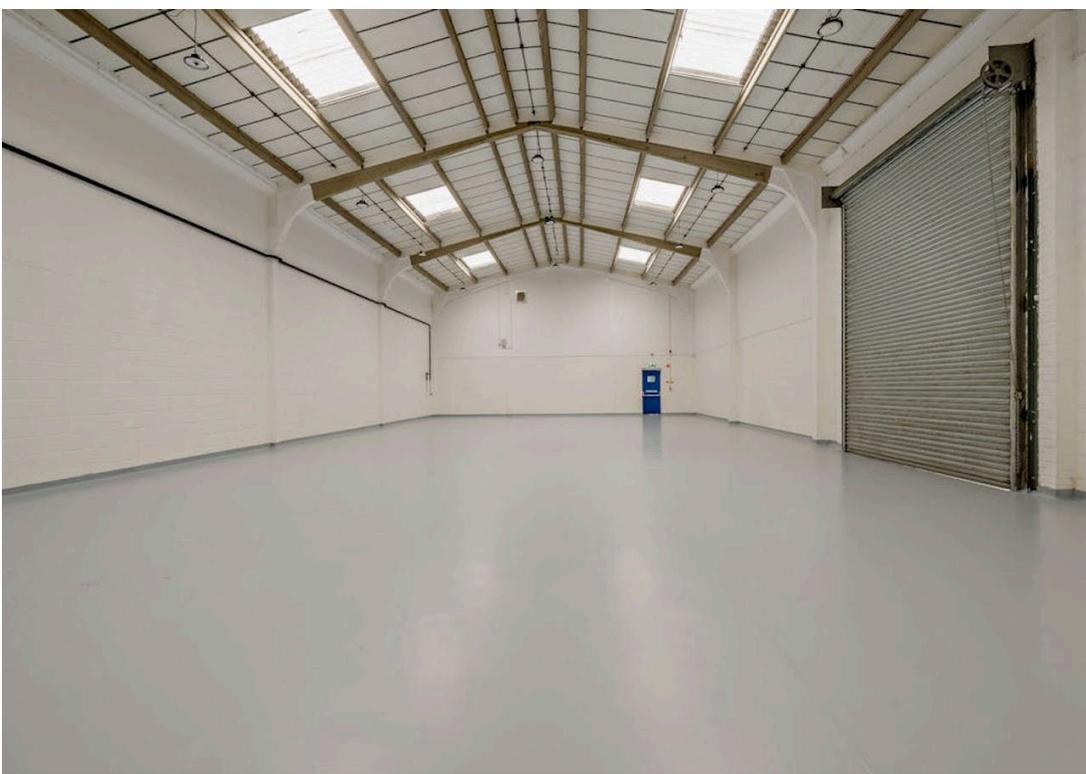
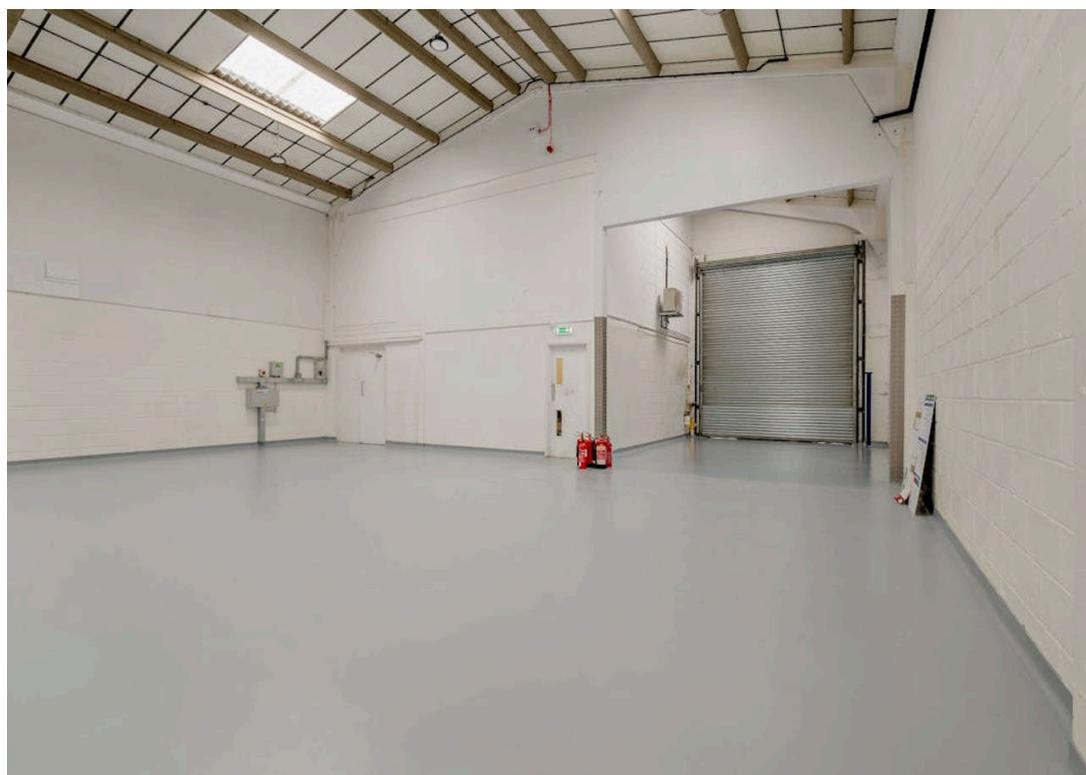
Graham Jones  
07496 164609  
grahamj@rochecs.co.uk

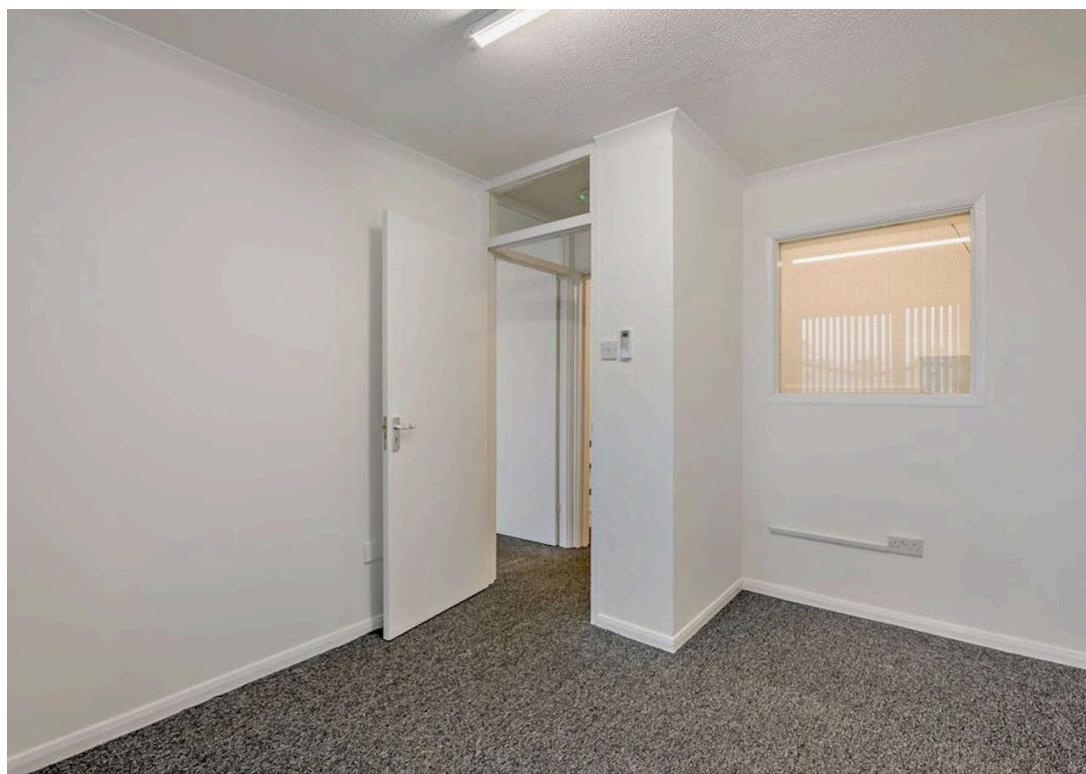
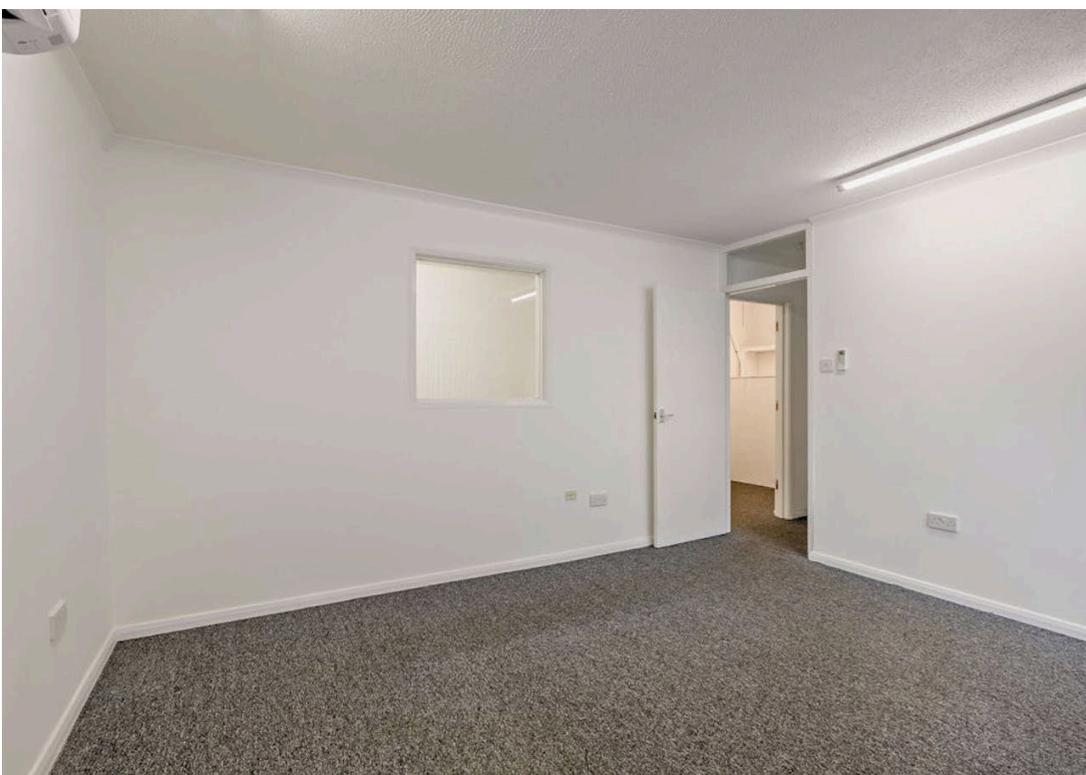
Chris Watkins  
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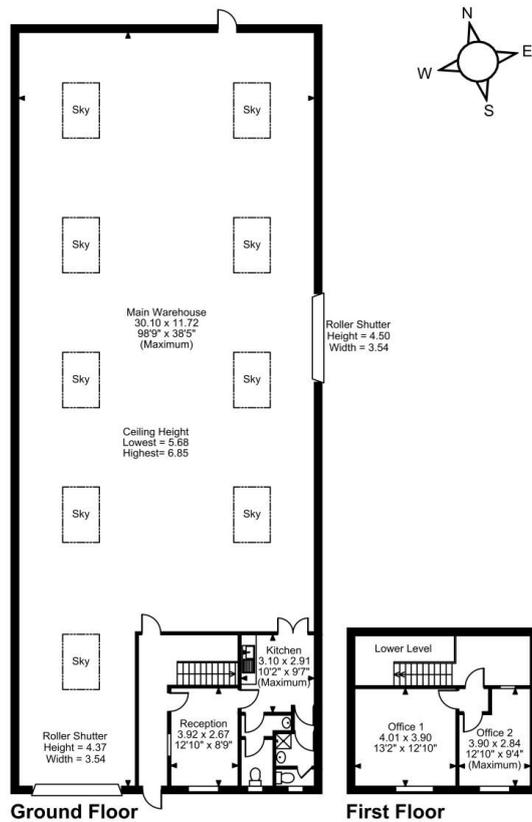


# Floor Plans

## UNIT 11 - FRANCIS WAY - 4081 SQ FT | BOWTHORPE PARK INDUSTRIAL ESTATE

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

### Bowthorpe Park Industrial Estate, Unit 11, Francis Way, Norwich



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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