



**ROCHE**

Unit 2, Barford Industrial Estate, Watton Road, Norwich, NR9 4BG

Industrial / Warehouse To Let | £33,250 per annum | 5,536 sq ft

Industrial / warehouse unit with secure yard and offices



## Location

The property is located on the Barford Industrial Estate, in the village of Barford. Barford is well connected for access to Norwich, Wymondham and Watton. Norwich is approximately 7 miles to the East, with the A47 being approximately 3.3 miles to the East. Occupiers in the vicinity include Barford Van Hire and M E Irrigation.

## Description

The property comprises a warehouse unit with secure yard and offices.

## Key Points

- Roller shutter door
- Open plan warehouse
- Secure gated storage yard totalling 0.13 acres (5,946 sq ft)
- Dedicated parking
- Overflow parking within shared estate car park
- Minimum eaves height 5.2m
- Full height roller shutter door (4.55m W x 4.27m H)
- 3 tone overhead crane

## Accommodation

Description	sq ft	sq m
Warehouse	4,201	390.29
Offices	1,335	124.03
<b>Total</b>	<b>5,536</b>	<b>514.32</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Our client reserves the right to charge VAT at the prevailing rate.

## Summary

- Rent: £33,250 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £30,000.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)

## Further information

- [View details on our website](#)

## Contact & Viewings

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