

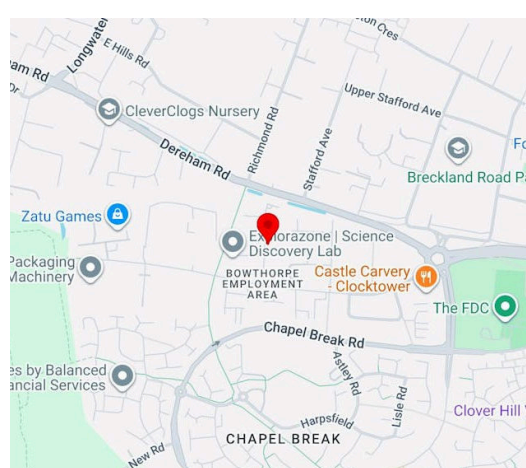


ROCHE

29-32 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA

Industrial / Warehouse To Let | £113,600 per annum | 17,310 sq ft

Refurbished Units to Let - Available Q3 2026



Location

The property is situated 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 north west of Norwich city centre.

Occupiers of note within the Bowthorpe Employment Area include **Evri, Castle Colour, Kettle Foods, Screwfix, Royal Mail, and Sinclair International.**

Description

The property comprises a twin-bay mid-terrace industrial/warehouse unit of concrete frame construction with brick and profile sheet cladding and an insulated profile sheet roof with translucent roof lights.

Key Points

- To be refurbished
- Three-phase power
- Electric roller shutter door
- 5.6m minimum eaves height
- Forecourt loading / parking
- WC facilities

Accommodation

Description	sq ft	sq m	Availability
Unit 29-32	17,310	1,608.15	Coming Soon

Refurbishment

The property is to be refurbished prior to occupation, with works scheduled to complete by **Q3 2026**. Please contact the agents for more information.

Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

Summary

- Rent: £113,600 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £112,000. This is not the rates payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (36)
- Terms: For a term to be agreed

Further information

- [View details on our website](#)

Contact & Viewings

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