

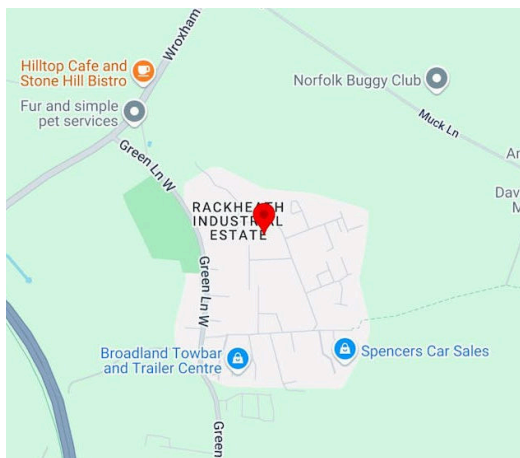


ROCHE

14D Wendover Road, Rackheath Industrial Estate, Norwich, NR13 6LH

Industrial / Warehouse To Let | £97,419 per annum | 9,278 sq ft

New-Build Warehouse - To Let



Location

The property is located on Wendover Road, the principle spine road on the Rackheath Industrial Estate. The estate is located approximately 4 miles to the northeast of Norwich and is in close proximity to Broadland Northway (Northern Distributor Road).

Nearby occupiers include **Lisa Angel, Anglian Direct, Shred Station** and **B24 café**.

Description

The property is currently under construction and is due to be completed by Q4 2026. The warehouse is of portal frame construction with insulated cladding to the walls and roof, and benefits from roller shutter access onto a self-contained yard.

Key Points

- Self-contained yard
- Eaves to 6.5m
- First floor offices with LED lighting, carpeting and electric panel heating
- EV charging points

Viewings

Strictly by appointment with the sole agents.

Terms

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

Summary

- Rent: £97,419 per annum
- Business rates: To be assessed on completion of works.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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