

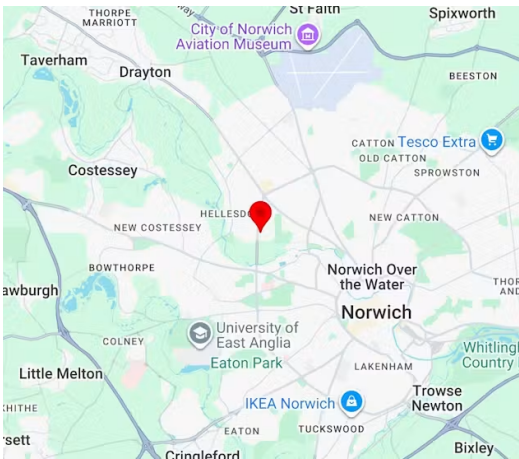


ROCHE

8 Barrow Close, Sweet Briar Road Industrial Estate, Norwich, NR3 2AT

Industrial / Warehouse To Let | £11,000 per annum | 972 sq ft

Mid-terrace starter unit



Location

The unit is located on Barrow Close which forms part of the Sweet Briar Industrial Estate, which itself is located to the West of Norwich City centre adjacent to the A140 Outer Ring Road.

The estate is one of Norwich's most popular industrial and trade counter locations with occupiers in close vicinity including Volvo Trucks, Drayton Windows, Rexel, Johnstone's Paint and Amazon.

Description

The property comprises a modern mid-terrace unit of steel portal frame construction under a pitched insulated metal sheet roof.



(Please note that the photo's are from 2023)

The unit currently has the following specification and features:

Key Points

- Forecourt parking
- Openplan warehouse area
- Three phase power
- LED lighting
- Kitchen and WC facilities
- Rear (unsurfaced) secure yard area
- Min eaves height 3.3m

Accommodation

Description	sq ft	sq m
Unit 8	972	90.30

Terms

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

Summary

- Rent: £11,000 per annum
- Business rates: The HMRC website indicates that as from April 2026 the rateable value is £7,800. This is not the annual rates payable.
- Service charge: n/a
- Legal fees: Each party to bear their own costs
- EPC: C (69)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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