

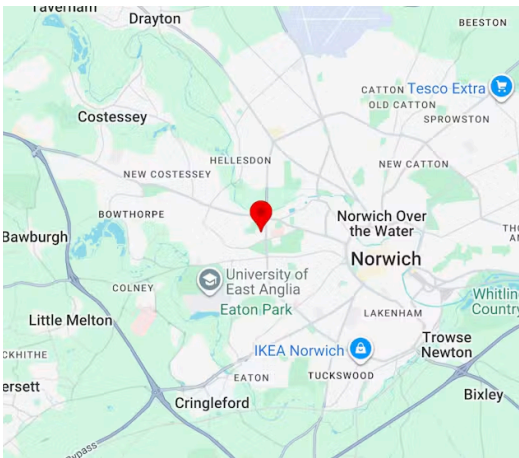


ROCHE

Guardian Road, Norwich, NR5 8PF

Industrial / Warehouse To Let | £20,450 per annum | 2,407 sq ft

Refurbished End-of-Terrace Unit with Office / Reception - To Let



Location

The property is located on the Guardian Road Industrial Estate, approximately two miles west of Norwich City Centre. Guardian Road forms part of the Norwich outer ring road (A140) and is situated between Dereham Road (A1074) and Earlham Road.

Notable occupiers on and adjoining the Estate include **Freight Force, Toucan Hire, W. H. Scott Limited** and **Mulalley & Co.**

Description

The property comprises a newly refurbished end-of-terrace industrial unit of portal frame construction with full height brick elevations under a twin skin profiled roof incorporating translucent lighting panels. Internally the unit provides flexible open plan accommodation with an office/reception room and two WCs.

Key Points

- Newly refurbished
- Office / reception room with separate access
- Full height electric roller shutter door
- LED lighting
- Forecourt parking
- 3.4m eaves height
- Two WCs

Accommodation

Description	sq ft	sq m
Unit 5	2,407	223.62

Viewings

Strictly by appointment through the sole letting agents.

Terms

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

Summary

- Rent: £20,450 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £19,500. This is not the annual rates payable.
- Service charge: A service charge is in place in respect to the common areas and services. Please contact the agents for further information
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (52)

Further information

- [View details on our website](#)

Contact & Viewings

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