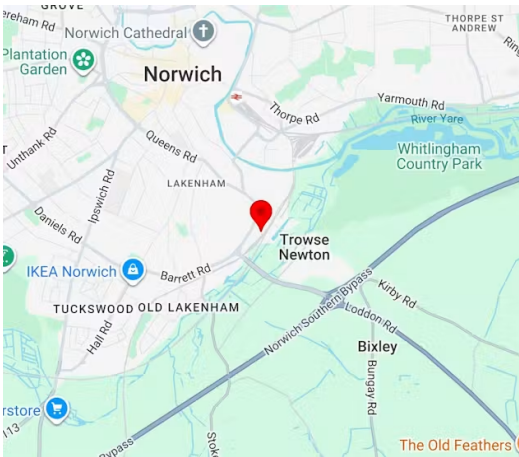




ROCHE

36A Europa Way, Martineau Lane, Norwich, NR1 2EN
Industrial / Warehouse To Let | £30,000 per annum | 3,109 sq ft

Self-contained Industrial / Warehouse Unit With Parking - To Let



Location

The property is located on Europa Way, which is approximately 1 mile southeast of Norwich city centre and in close proximity to the outer ring road, the Trowse bypass and the main A47 trunk road.

Europa Way is a prime commercial location with other occupiers in the vicinity including Travis Perkins and Ben Burgess. The location provides good access to the city, the A47 and main road network.

Description

The property comprises a self-contained industrial/warehouse unit of steel portal frame construction, with brick and profiled sheet-clad elevations beneath a sheet metal roof, including two-storey office space.

The office accommodation includes WC and kitchen facilities on the ground floor with open plan office/storage space on the first.

Key Points

- On-site parking
- WC and kitchen facilities
- 3.5m x 3.5m roller shutter door
- Minimum eaves 5 meters
- Air-conditioned offices
- Led lighting

Accommodation

Description	sq ft	sq m
Warehouse	2,405	223.43
Ground Floor office	352	32.70
First Floor Office	352	32.70
Total	3,109	288.83

Terms

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

Summary

- Rent: £30,000 per annum
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £26,000. This is not the annual rates payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (85)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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