

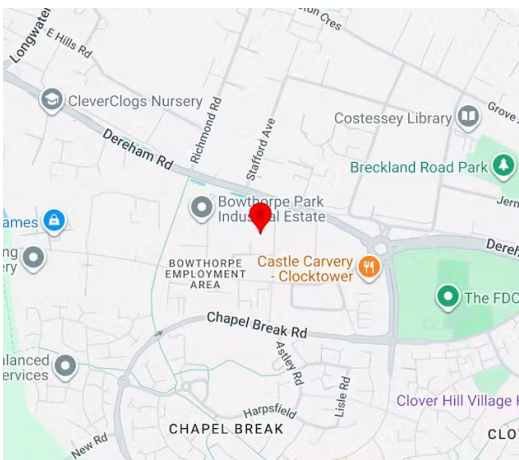


**ROCHE**

Unit 15 Morgan Way Industrial Estate, Bowthorpe Employment Area, Norwich, NR5 9JJ

Industrial, Warehouse To Let | £24,185 per annum | 2,433 sq ft

Refurbished Unit - To Let



### Location

The property is on Morgan 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 west of Norwich city centre. Occupiers of note within the Bowthorpe area include Castle Colour, Kettle Foods, Screwfix, Royal Mail and Sinclair International.

### Description

The property comprises a mid-terrace light industrial/storage unit of concrete frame construction with brick and profile sheet cladding and a lined profile sheet roof. The unit has the following specification and features:

### Key Points

- Forecourt parking and loading area
- Roller shutter loading door
- Minimum eaves height of 4.8 metres
- WC and kitchen facilities

### Accommodation

| Description | sq ft | sq m   | Rent           | Service charge |
|-------------|-------|--------|----------------|----------------|
| Unit 15     | 2,433 | 226.03 | £26,500 /annum | £3,700 /annum  |

### Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

### Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The tenant is directly responsible for internal repairs and maintenance with external repairs and maintenance being covered by an annual maintenance charge payable to the landlord. Further details available on application. VAT is payable on the rent and other property charges.

### Summary

- Rent: £24,185 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £20,000.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (27)

### Further information

- [View details on our website](#)

### Contact & Viewings

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