

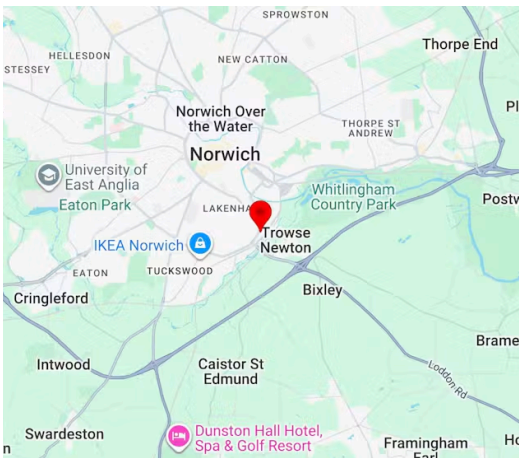


ROCHE

Europa Way, Martineau Lane, Norwich, NR1 2EN

Leisure, Industrial / Warehouse To Let | £285,000 per annum | 32,474 sq ft

Warehouse unit with planning consent for Padel Club



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 popular commercial location with other occupiers in the vicinity including Travis Perkins, Ben Burgess and Norfolk County Council's HQ. The location provides excellent access to the city, the A47 and main road network.

Description

The property provides mostly open-plan, high bay warehouse accommodation with a front, two-storey office block and secure yard with the following features:

Key Points

- Minimum eaves height of c. 9.2m
- Extended and re-roofed in 2015
- Secure concrete forecourt/yard area
- Roller shutter and dock-level loading doors

Accommodation

Description	sq ft	sq m
Main warehouse	28,367	2,635.38
Office block	3,182	295.62
Mezzanine	925	85.94
Total	32,474	3,016.94

Terms

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

Planning

We understand the current use falls within use class B8 (storage and distribution). Additionally, planning consent has now been granted for change of use to Padel Club (Class E(d)). Please contact the agent for more information on uses.

Summary

- Rent: £285,000 per annum
- Business rates: The HMRC website indicates that as from April 2026 the rateable value is £177,000. This is not the rates payable.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (73)

Further information

- [View details on our website](#)

Contact & Viewings

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