

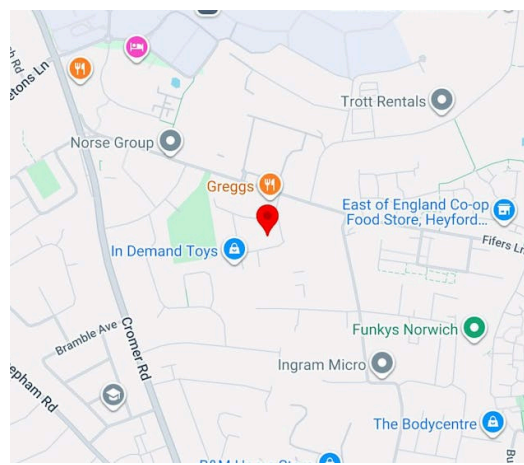


ROCHE

5 Twickenham Road, Norwich, NR6 6NG

Warehouse To Let | 10,544 sq ft

Warehouse To Let, Norwich



Location

The subject property is located to the north of Norwich, within close proximity to Norwich International Airport and forming part of the Northern Industrial Estates. The location is home to a number of established and national businesses to include Ingram Micro, Smurfit Kappa and Lotus. Amenities close by include a Premier Inn hotel, a McDonalds drive through, Greggs and a Tesco Express at the junction of Fifers Lane and Cromer Road.

Description

The property is a self-contained warehouse of traditional portal frame construction, with yard, 2 roller shutter doors and an office with kitchen and welfare facilities.

Key Points

- To be refurbished
- Self-contained yard
- Close to A140 and Norwich Airport
- Min eaves 5.4m
- Offices with LED lighting and aircon

Accommodation

Description	sq ft	sq m
Office and Ancillary	1,550	144
Warehouse	8,994	835.57
Total	10,544	979.57

Terms

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

Summary

- Business rates: The rateable value from 1st April 2026 is £68,500
- Legal fees: Each party to bear their own costs
- EPC: C (71)

Further information

- [View details on our website](#)

Contact & Viewings

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