

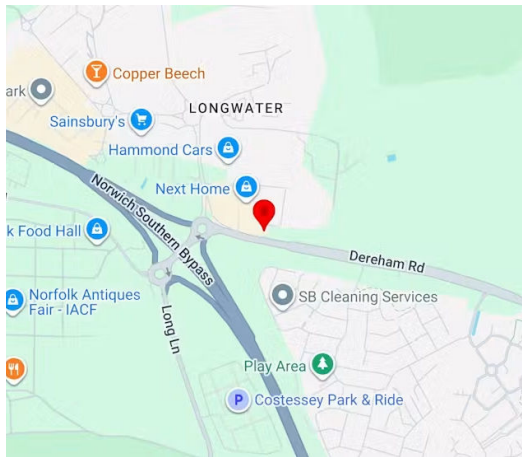


**ROCHE**

William Frost Way, Longwater, Norwich, NR5 0JS

Industrial, Warehouse To Let | £40,300 - £120,900 per annum | 3,100 to 9,300 sq ft

New Build Industrial / Warehouse Units - To Let



### Location

The properties are located on William Frost Way at Longwater retail / business park approximately 6 miles west of Norwich city centre. Longwater is in close proximity to the A47 Southern Bypass which provides direct routes to the A11 and A140. Facilities and retailers nearby include, Sainsburys Superstore, Boots, The Range, M&S Foodhall, Costa Coffee, Pizza Hut, KFC, Next Home, McDonalds, Starbucks, Greggs, Aldi and Bannatyne Health Club. Nearby occupiers also include, Longwater Gravel, Autoglass and Norfolk Canoes.

### Description

The properties comprise three new build terraced warehouse units available individually or combined.

### Key Points

- Minimum eaves, height of approx. 6.82m extending to 8.61m.
- Electric roller shutter door (4.24m x 5.69m)
- Forecourt with parking
- WC facilities
- Translucent lighting panels

### Accommodation

| Name     | sq ft | sq m | Rent           |
|----------|-------|------|----------------|
| Unit - 1 | 3,100 | 288  | £40,300 /annum |
| Unit - 2 | 3,100 | 288  | £40,300 /annum |
| Unit - 3 | 3,100 | 288  | £40,300 /annum |
| Total    | 9,300 | 864  |                |

### Terms

The units are available by way of a new lease. The lease will be held on full repairing and insuring terms, for a term to be agreed. VAT will be charged at the prevailing rate.

### Planning and Uses

The permitted use falls within use class B8 or B2. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Summary

- Rent: £40,300 - £120,900 per annum
- Business rates: The units are yet to be assessed for business rates.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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