

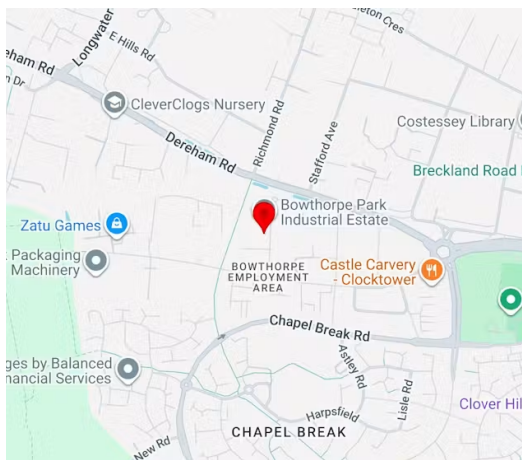


ROCHE

25 & 26 Francis Way, Bowthorpe Employment Area, Norwich, NR5 9JA

Industrial To Let | £82,357 - £255,885 per annum | 7,487 to 24,262 sq ft

Refurbished Industrial Unit with Loaders - To Let



Location

The property is on Francis 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 Evri, Castle Colour, Kettle Foods, Screwfix, Royal Mail and Sinclair International.

Description

The property comprises a mid-terrace industrial/warehouse unit of concrete frame construction with brick and profile sheet cladding and an insulated profile sheet roof with lights.

Key Points

- Full external and internal refurbishment including new roof
- 3-phase power
- LED lighting
- 3 electric roller shutter doors
- Dock levellers
- WC facilities
- 5.6m minimum eaves height
- Forecourt loading / parking

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 23 & 24	9,071	842.72	£90,710 /annum	Available
Unit - 25 & 26	7,487	695.57	£82,818 /annum	Available
Unit - 27 & 28	7,704	715.73	£82,357 /annum	Under Offer
Total	24,262	2,254.02		

Tenure & Terms

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

Summary

- Rent: £82,357 - £255,885 per annum
- Business rates: The property is currently rated as part of a larger hereditament and needs to be re-rated. Please contact the agents for more information.
- Service charge: A maintenance charge is in place, please contact the agents for further information.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Graham Jones
01603 756338 | 07496 164609
grahamj@rochecs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

Chris Squirrell (Bidwells)
01603 229323 | 07887 830124
chris.squirrell@bidwells.co.uk

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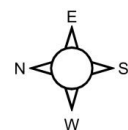
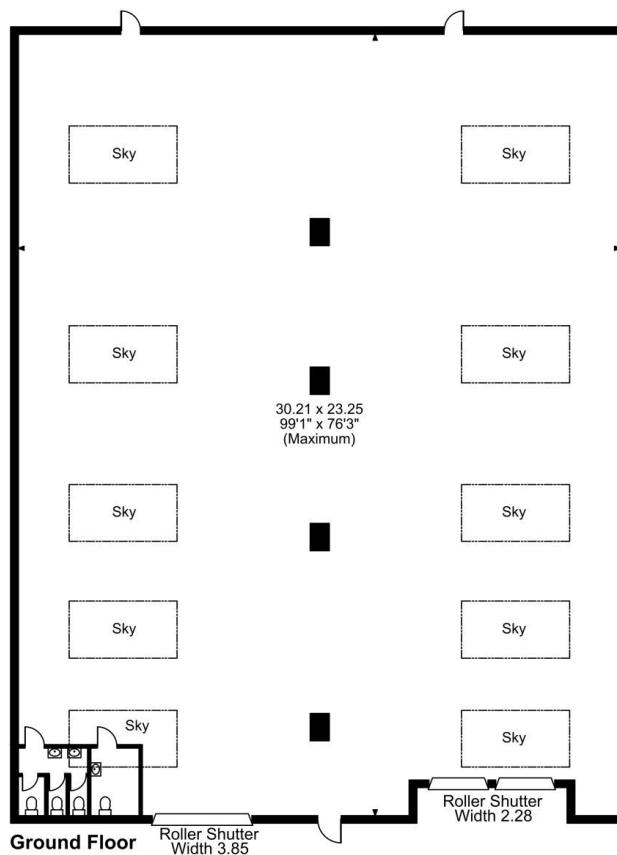


Floor Plans

UNITS 25 & 26 - FRANCIS WAY - 7487 SQ FT | **BOWTHORPE PARK INDUSTRIAL ESTATE**

Bowthorpe Park Industrial Estate, Barnard Road, Norwich, NR5 9JA

Bowthorpe Park Industrial Estate, Francis Way, Barnard Road, Norwich



Ceiling Heights Lowest Point 5.44
Ceiling Heights Highest Point 7.00

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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