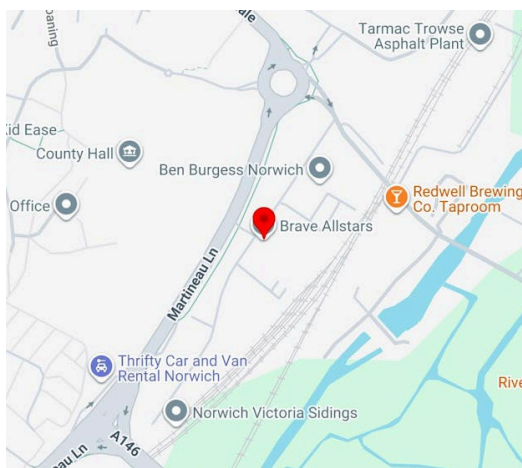




**ROCHE**

37 Europa Way, Martineau Lane, Norwich, NR1 2EN  
Industrial To Let | £65,000 per annum plus VAT | 8,377 sq ft

Prominent self-contained unit with offices



## 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 prime commercial location with other occupiers in the vicinity including Travis Perkins and Ben Burgess. The location provides good access to the city, the A47 and main road network.

## Description

The property comprises a prominent self-contained industrial/warehouse building with two storey office block.

The warehouse area includes side and rear loading access with mezzanine storage and rear yard areas.

The office block includes WC and kitchen facilities on the ground floor, open plan offices on the first, and forecourt parking.

## Key Points

- Prime south-east Norwich industrial estate location
- Excellent access to the A47 and Norwich road network
- Warehouse with side and rear loading and c5.1m min eaves
- Two storey office (showroom/trade counter) block

## Accommodation

| Name                         | sq ft        | sq m          |
|------------------------------|--------------|---------------|
| Ground - Warehouse and ancil | 5,215        | 484.49        |
| Ground - Office block        | 1,235        | 114.74        |
| 1st - Office block           | 1,040        | 96.62         |
| Mezzanine - Storage          | 887          | 82.40         |
| <b>Total</b>                 | <b>8,377</b> | <b>778.25</b> |

## Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years.

## Summary

- Rent: £65,000 per annum plus VAT
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £59,500. This is not the rates payable.
- Service charge: n/a
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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

Edward Cheal  
01603 756343 | 07345 502626  
edwardc@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.



