

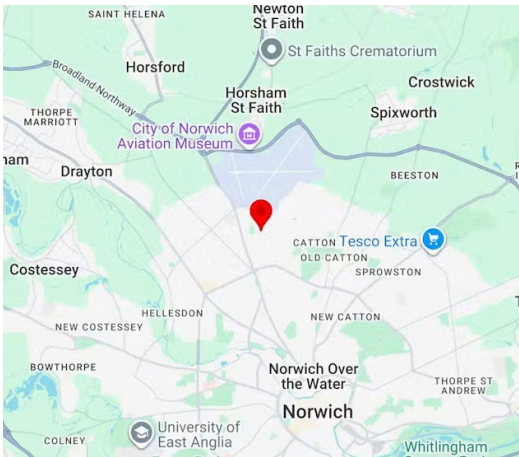


ROCHE

10 Twickenham Road, Norwich, NR6 6NG

Light Industrial, Warehouse, Industrial / Warehouse To Let | £26,880 per annum | 3,360 sq ft

Warehouse To Let, Norwich



Location

The 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, Brandon Hire Station, Greggs, Smurfitt Kappa and Lotus.

Description

The property comprises a mid-terrace industrial unit of steel portal-frame construction, under a pitched roof incorporating translucent lighting panels with a combination of brick and profiled sheet elevations.

Key Points

- Clear span warehouse with 5.6 metres eaves
- Ancillary office and WC facilities
- Forcourt parking
- Roller shutter loading door
- Established business location
- Good accessibility to outer ring road, A140 and A1270 (Northern Distributor Road)

Accommodation

Description	sq ft	sq m
Unit	3,360	312.15

Terms

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

Summary

- Rent: £26,880 per annum
- Business rates: HMRC indicates that the rateable value from 1st April 2026 is £23,750.
- Service charge: An estate service charge is payable. Further information is available upon request.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (96)

Further information

- [View details on our website](#)

Contact & Viewings

Sam Kingston
01603 756 333 | 07796 262 472
samk@rochechs.co.uk

Ben Common
01603 756340 | 07917 762230
benc@rochechs.co.uk

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

Will Jones (Bidwells)
01603 229321 | 07899 061892
william.jones@bidwells.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.