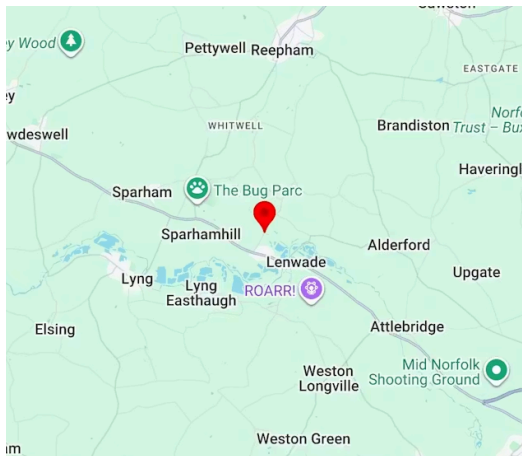




ROCHE

Unit G, Heath Lane, Norwich, NR9 5QL
Industrial, Warehouse To Let | Rent on application | 4,423 sq ft
Industrial Warehouse To Let



Location

The property is located adjacent to the A1067 Norwich to Fakenham Road and within close proximity to the recently opened Northern Distributor Road. The location is Lenwade, which is popular for a number of warehousing and manufacturing businesses and offers good accessibility to both Norwich city centre and North and North/West Norfolk.

Description

The property comprises a warehouse/storage unit, located to the rear of the main complex. It is constructed around a steel portal frame.

The property is presently warehousing only without any welfare facilities or office space. This can be created if required.

The property benefits from the following specifications.

Key Points

- Roller shutter door leading to yard
- Minimum eaves of 7.67 M
- Concrete floor

Accommodation

Name	sq ft	sq m
Unit - G	4,423	410.91
Total	4,423	410.91

Services

We understand mains electricity, water and drainage are connected to the property.

Summary

- Rent: Rent on application
- Business rates: The property is assessed as warehousing premises and has a rateable value of £16,500 according to the gov.uk website from April 2026. Interested parties should make their own enquiries of Broadland District Council.
- VAT: Applicable. The Landlord reserves the right to charge VAT on the rent.
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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