/INDURENT



Industrial

UNIT 11 - FRANCIS WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNIT 11 - FRANCIS WAY | 4,081 SQ FT

Modern industrial unit.

Unit 11 is an end of terrace unit in a prominent location within the estate.
It provides a modern warehouse space with ground floor and first floor offices which can be adapted to suit individual needs. The unit also features 2 roller shutters, ground floor WCs and kitchen area.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Common Yard Area
- Refurbished Unit
- Secure Estate

View Floor Plans

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£38,700.00	£9.48
Rates	£13,392.00	£3.28
Maintenance Charge	£5,200.00	£1.27
Insurance	£816.20	£0.20
Total Cost	£58,108.20	£14.24

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

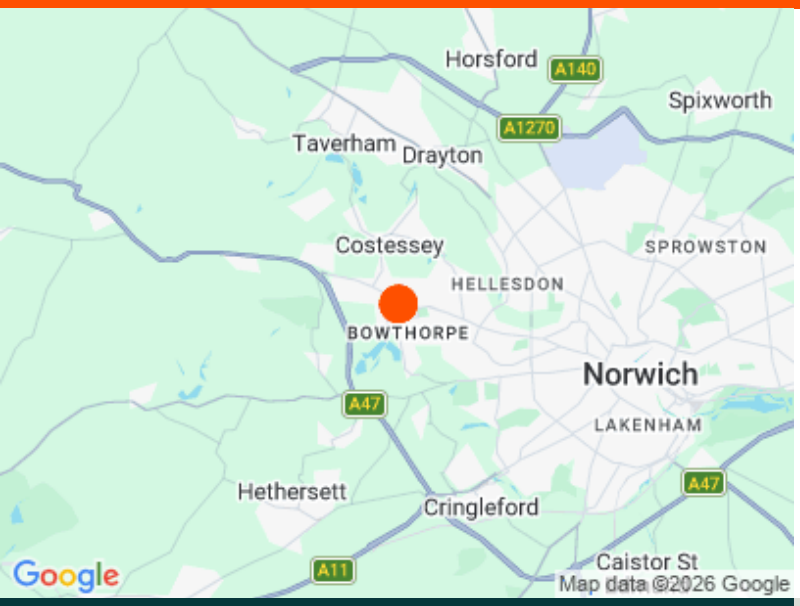
For more info please visit: unit.info/UIP0101888

+44(0) 808 169 7554

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Location

The property is within Bowthorpe Employment Area, approximately 3 miles west of Norwich city centre. The site is accessed from Barnard Road, which runs off the A1704 and connects Bowthorpe Park Industrial Estate to Norwich City Centre.

Road
A47: 2 miles

Airport
Norwich International Airport: 4 miles

Rail
Norwich: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (69)

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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