/INDURENT



Industrial

UNIT 21 - MORGAN WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNIT 21 - MORGAN WAY | 2,469 SQ FT

High quality industrial space coming soon

Currently undergoing an extensive refurbishment, this unit is suitable for a range of business needs including warehouse, retail/trade counter, light industrial and storage space, this unit offers versatile industrial space. The unit benefits from 24 hour access, car parking and would be an ideal starter unit for new businesses.
The estate is situated in a prime industrial area and offers high quality industrial and office space.
The estate is well suited for a range of business needs including warehouse, retail/trade counter, light industrial and storage space. Current customers include NHS, Castle Colour Packaging Limited and Stannah Lift Services Limited.
The estate is situated in a prime industrial area and offers high quality industrial and office space.

Lease Type	New



Unit Summary

- Car Parking
- Premier Industrial Location
- 24 Hour Access
- Storage Unit
- Starter Unit
- Refurbished Unit

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,900.00	£10.90
Rates	£7,344.00	£2.97
Maintenance Charge	£3,800.00	£1.54
Insurance	£493.80	£0.20
Total Cost	£38,537.80	£15.61

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.

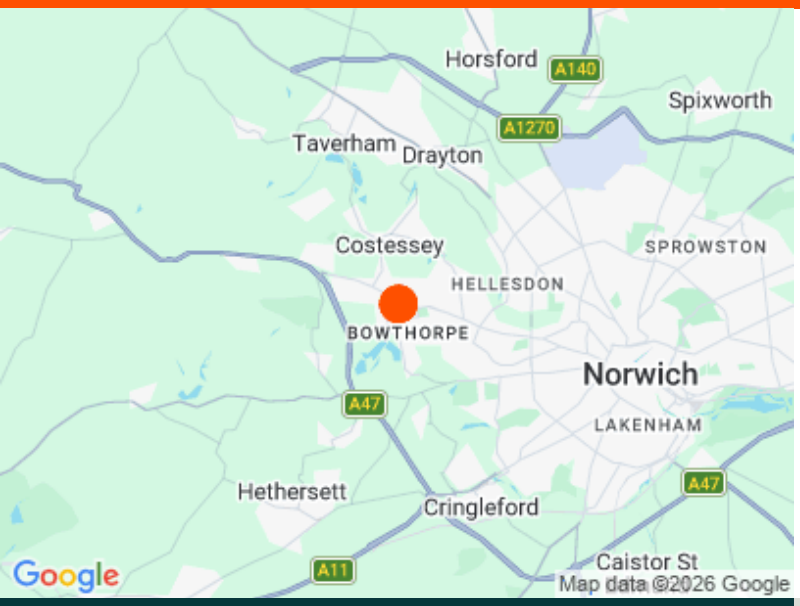
For more info please visit: unit.info/UIP0101906

+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	B (43)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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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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