/INDURENT



Industrial

UNIT 23 - MORGAN WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNIT 23 - MORGAN WAY | 2,394 SQ FT

Industrial Unit with Office

Unit 23 Morgan Way can be occupied for a diverse range of uses, including light industrial and manufacturing, storage and trade counter.
Location wise, the estate is situated within a premier industrial location, approximately 3 miles west of Norwich city centre.
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

- Ideal Trade Counter Units
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- Car Parking
- Well Maintained Estate

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,100.00	£10.90
Rates	£8,645.18	£3.61
Maintenance Charge	£3,600.00	£1.50
Insurance	£478.80	£0.20
Total Cost	£38,823.98	£16.22

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.

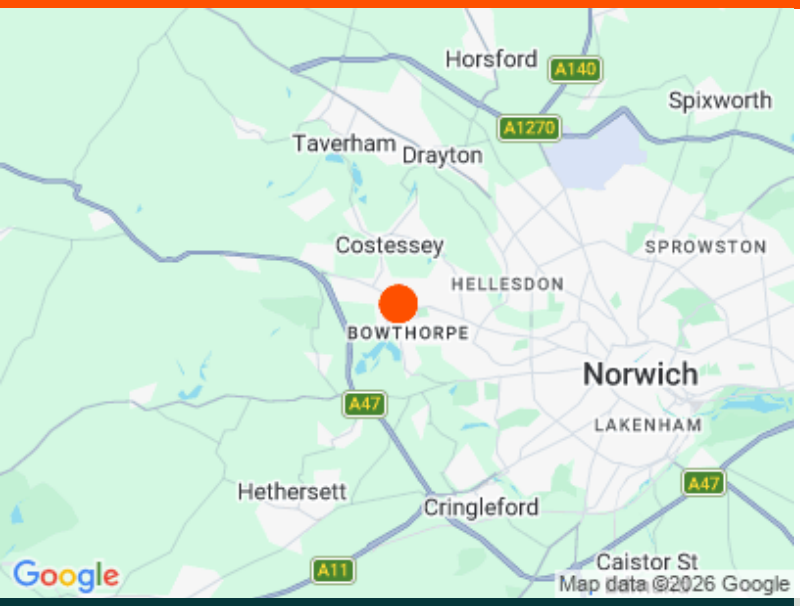
For more info please visit: unit.info/UIP0101908

+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 (48)

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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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