/INDURENT



Industrial

UNIT 39 - MORGAN WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNIT 39 - MORGAN WAY | 2,272 SQ FT

Industrial Unit

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.

Lease Type	New



Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Roller Shutter Door
- Flexible Space
- Car Parking
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£22,585.00	£9.94
Rates	£8,776.15	£3.86
Maintenance Charge	£3,500.00	£1.54
Insurance	£454.40	£0.20
Total Cost	£35,315.55	£15.54

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/UIP0101921

+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	E (124)

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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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