

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	£13,750.00	£3.37
Maintenance Charge	£5,200.00	£1.27
Insurance	£816.20	£0.20
<b>Total Cost</b>	<b>£58,466.20</b>	<b>£14.33</b>

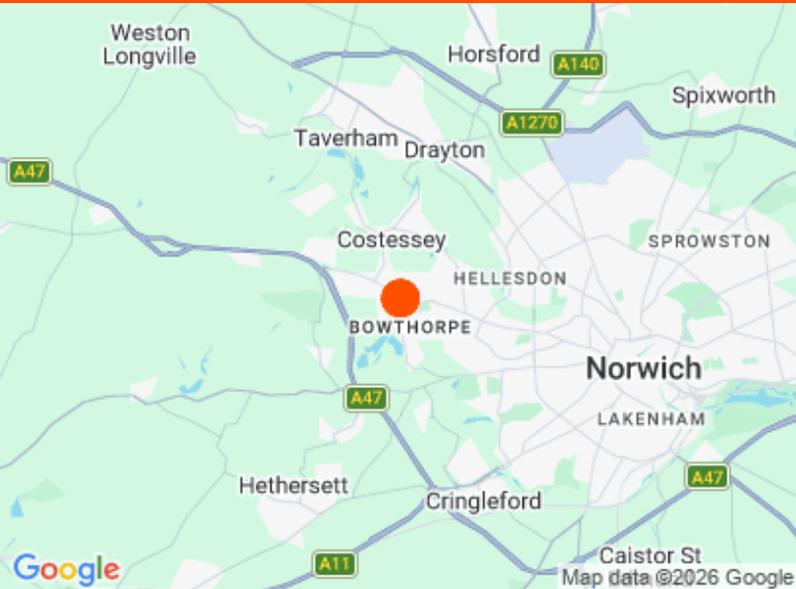
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you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

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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 Crowther**

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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