

Industrial

# UNIT 36 & 37 - MORGAN WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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



## UNIT 36 & 37 - MORGAN WAY | 6,396 SQ FT

Industrial space with office accommodation coming soon

Currently undergoing an extensive refurbishment, this unit can be occupied for a diverse range of uses, including light industrial and manufacturing, storage, trade counter and leisure.  
Location wise, the estate is situated within a premier industrial location, approximately 3 miles west of Norwich city centre.

Lease Type

New



### Unit Summary

- Car Parking
- Private Yard
- Premier Industrial Location
- WC Facilities
- Office Accommodation
- 24 Hour Access

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£60,600.00	£9.47
Rates	£18,875.00	£2.95
Maintenance Charge	£8,200.00	£1.28
Insurance	£1,279.20	£0.20
Total Cost	£88,954.20	£13.91

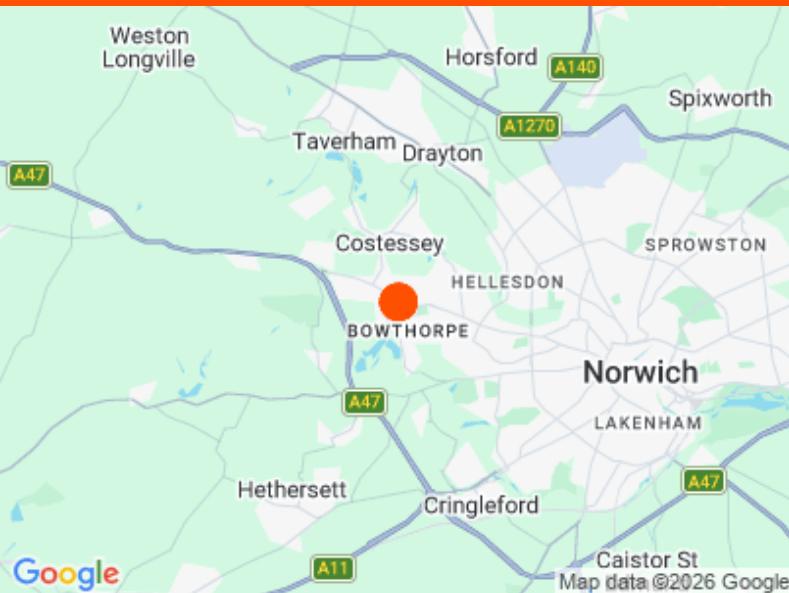
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you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

→ For more info please visit: [unit.info/UIP0101919](http://unit.info/UIP0101919)

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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 (66)

## Key Contact



**Connie Snowie**  
Senior Asset Manager

"Connie is an Asset Manager based in the South."



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