

Industrial

UNIT 40 - MORGAN WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNIT 40 - MORGAN WAY | 2,863 SQ FT

Storage Unit

Situated in a prime industrial area and within Bowthorpe Employment Area, the estate offers high quality industrial space. The units are arranged as both terraced and self-contained units and offer generous car parking provisions. The estate is well suited for a range of business needs including warehouse, light industrial and storage space.

Lease Type

New



✓ Unit Summary

- ☒ Circulation Space
- ☒ 24 Hour Access
- ☒ Premier Industrial Location
- ☒ Storage Unit
- ☒ Flexible Space
- ☒ Car Parking

View Floor Plans

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|------------|-----------|
| Rent | £30,600.00 | £10.69 |
| Rates | £8,625.00 | £3.01 |
| Maintenance Charge | £4,300.00 | £1.50 |
| Insurance | £572.60 | £0.20 |
| Total Cost | £44,097.60 | £15.40 |

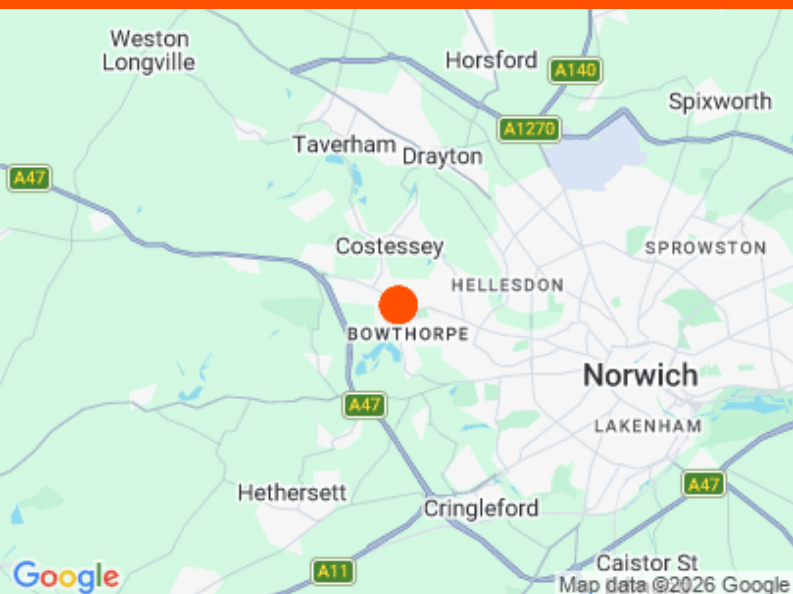
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-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

➔ For more info please visit: unit.info/UIP0101922

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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 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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