

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

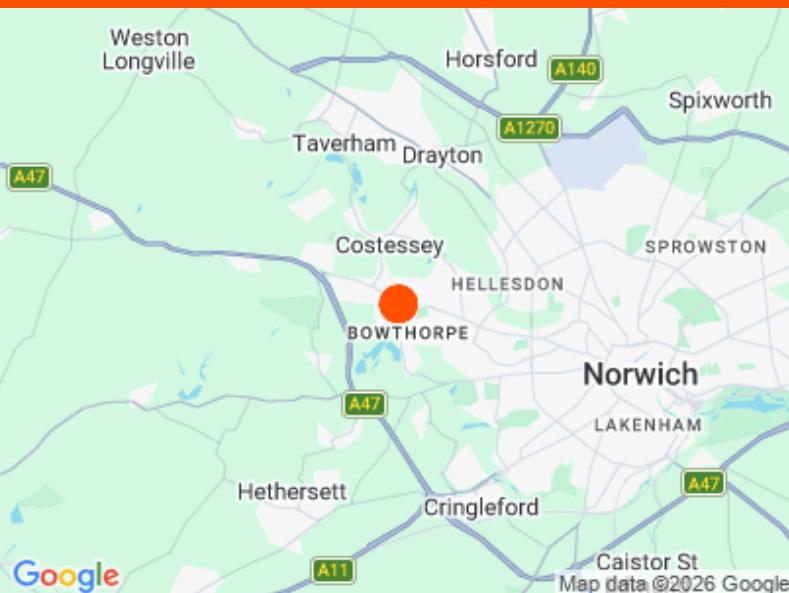
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UJIP0101922](http://unit.info/UJIP0101922)

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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)

## 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](http://indurent.com)."



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