

Industrial

# UNITS 23 & 24 - FRANCIS WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

## UNITS 23 & 24 - FRANCIS WAY | 9,071 SQ FT

Units 23 & 24 - Francis Way offer 9,071 sq ft of refurbished industrial accommodation designed for modern logistics and trade operations.

Units 23 & 24 - Francis Way offer 9,071 sq ft of refurbished industrial accommodation designed for modern logistics and trade operations. The specification includes full-height electrically operated loading doors, integral office space, and energy-efficient LED lighting, all within a building targeting EPC B. External areas provide parking and loading facilities to support operational efficiency.

Located on Francis Way in Bowthorpe Park, the estate is just 3 miles west of Norwich city centre, with excellent access to the A1074 and A47 for regional and national connectivity.



Lease Type

New

### ✓ Unit Summary

- Premier Industrial Location
- LED Lighting
- EPC B
- Office Accommodation
- Well Maintained Estate
- Refurbished Unit

View Floor Plans

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£90,710.00	£10.00
Rates	£144,375.00	£15.92
Maintenance Charge	£9,071.00	£1.00
Insurance	£1,855.00	£0.20
Total Cost	£246,011.00	£27.12

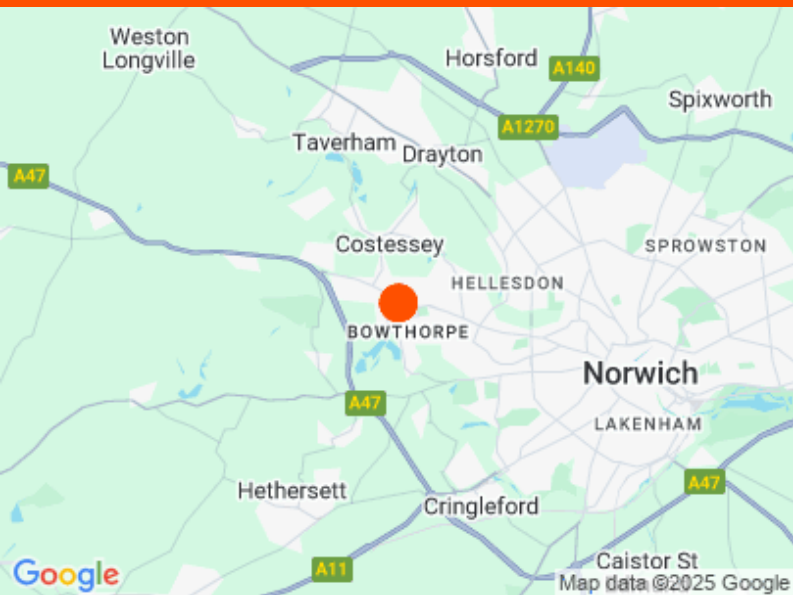
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UIP0104359](http://unit.info/UIP0104359)

**+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	B (46)

## Key Contact



**Connie Snowie**  
Senior Asset Manager

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



+44(0) 808 169 7554



[enquiries@indurent.com](mailto:enquiries@indurent.com)

+44(0) 808 169 7554

[www.indurent.com](http://www.indurent.com)

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