

Industrial

# UNITS 25 & 26 - FRANCIS WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

## UNITS 25 & 26 - FRANCIS WAY | 7,487 SQ FT

Units 25 & 26 - Francis Way comprise 7,487  
sq ft of flexible industrial space.

Units 25 & 26 - Francis Way comprise 7,487 sq ft of flexible industrial space, featuring two level access loading doors, integral office accommodation, and refurbished interiors throughout. The units include dedicated parking and loading areas and are targeting EPC B, making them ideal for occupiers seeking sustainability alongside functionality. 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

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

View Floor Plans

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£82,818.00	£11.06
Rates	£144,375.00	£19.28
Maintenance Charge	£7,487.00	£1.00
Insurance	£1,531.00	£0.20
Total Cost	£236,211.00	£31.55

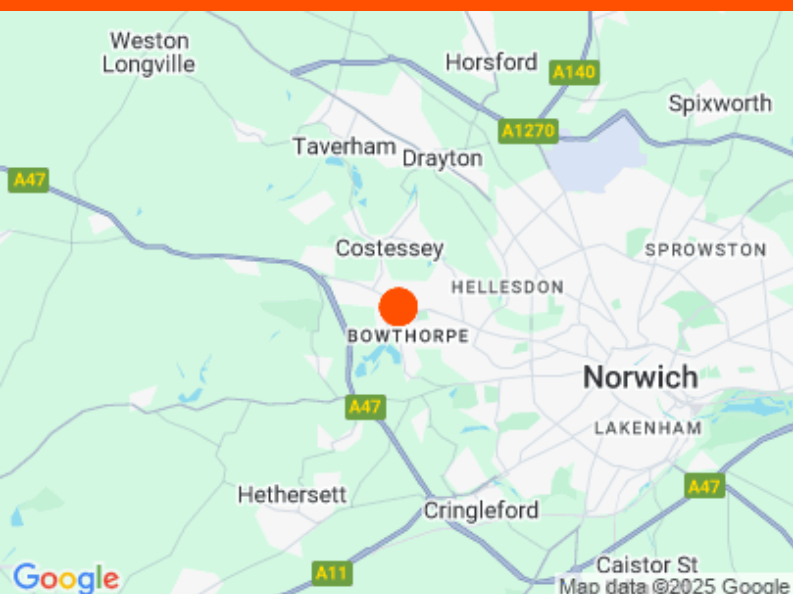
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UIP0104360](http://unit.info/UIP0104360)

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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 (36)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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## Key Contact



**Connie Snowie**

Senior Asset Manager

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



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