

Industrial

UNITS 27 & 28 - FRANCIS WAY | BOWTHORPE PARK INDUSTRIAL ESTATE

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

UNITS 27 & 28 - FRANCIS WAY | 7,704 SQ FT

Units 27 & 28 - Francis Way provide 7,704 sq ft of modern industrial space following comprehensive refurbishment.

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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

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

[View Floor Plans](#)



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£82,357.00	£10.69
Rates	£144,375.00	£18.74
Maintenance Charge	£7,704.00	£1.00
Insurance	£1,575.00	£0.20
Total Cost	£236,011.00	£30.63

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.



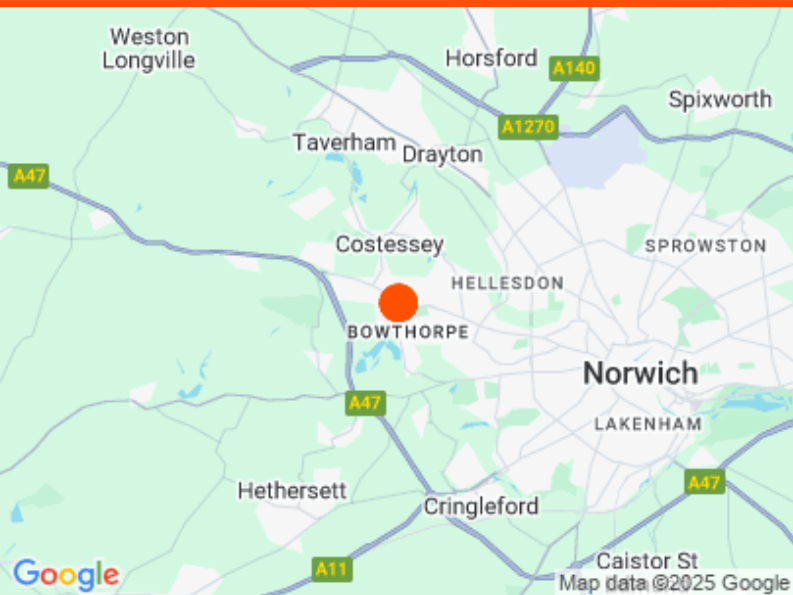
For more info please visit: unit.info/UIP0104361

+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 (36)

Key Contact



Connie Snowie
Senior Asset Manager

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



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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