

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	£8,469.75	£2.96
Maintenance Charge	£4,300.00	£1.50
Insurance	£572.60	£0.20
Total Cost	£43,942.35	£15.35

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.

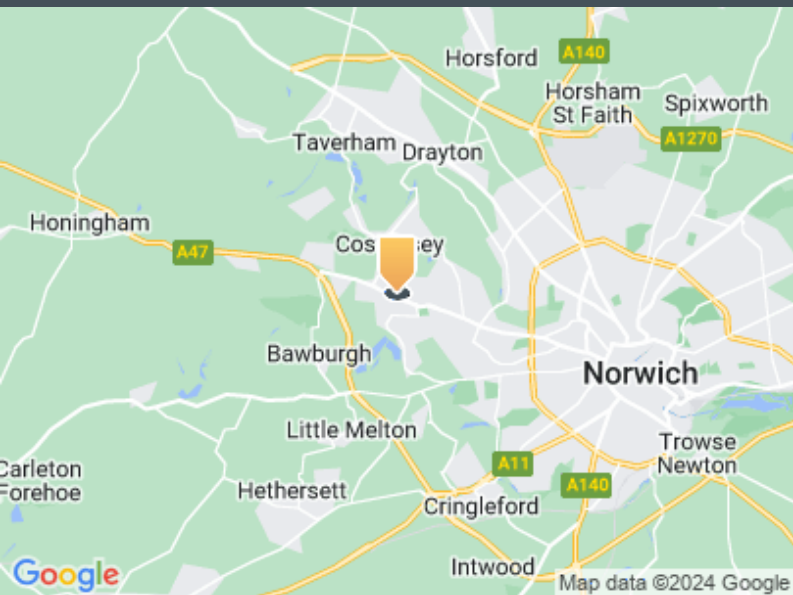
➔ For more info please visit: unit.info/UIP0101922

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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

The site is accessed from Barnard Road, which runs off the A1047, connecting the estate with Norwich City Centre. The site benefits from excellent access to the A11 and A47



Airport

Norwich International Airport is approximately a 15 minute drive from Bowthorpe Park, with flights offered across the UK and Europe



Rail

The site is accessed from Barnard Road, which runs off the A1047, connecting the estate with Norwich City Centre. The site benefits from excellent access to the A11 and A47

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	Strictly by prior appointment.
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 Industrials 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 Industrials.co.uk."



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