

Industrial

# Unit 17 - Morgan Way | Bowthorpe Park Industrial Estate

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

## Unit 17 - Morgan Way | 2,433 sq ft

Industrial unit with office space

Having undergone an extensive refurbishment, this unit can be occupied for a diverse range of uses, including light industrial and manufacturing, storage, trade counter and leisure.

Location wise, the estate is situated within a premier industrial location, approximately 3 miles west of Norwich city centre.

Lease Type

New



### ✔ Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Office Accommodation
- LED Lighting
- Refurbished Unit
- Dedicated Car Parking

View Virtual Tour →

### £ Occupational Costs

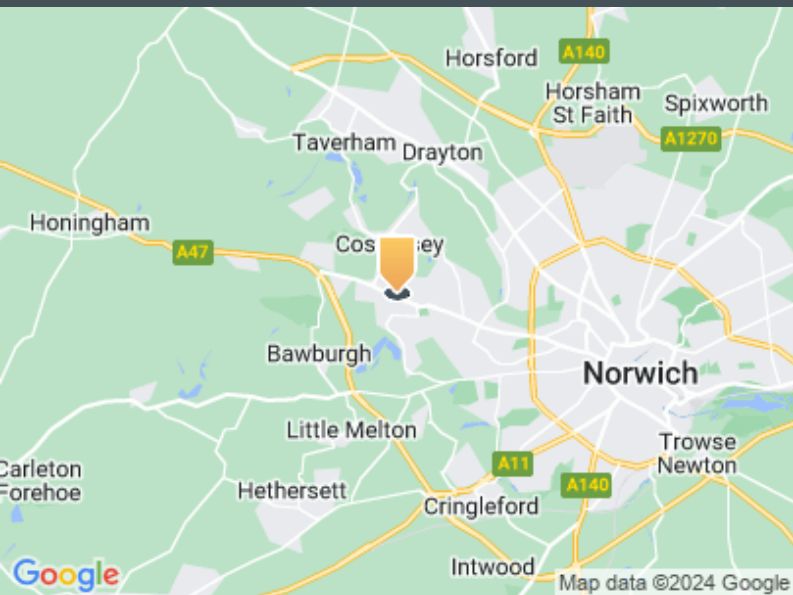
	Per Annum	Per Sq Ft
Rent	£26,500.00	£10.89
Rates	£7,610.50	£3.13
Maintenance Charge	£3,700.00	£1.52
Insurance	£486.60	£0.20
<b>Total Cost</b>	<b>£38,297.10</b>	<b>£15.74</b>

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.

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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	C (61)

## 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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