

MODERN INDUSTRIAL/WAREHOUSE UNIT

35A Barnard Road, Bowthorpe, Norwich, NR5 9JB



TO LET
21,399 SQ FT (1,988 SQ M)

- **NEWLY REFURBISHED**
- **ESTABLISHED LOCATION ON THE WEST SIDE OF NORWICH**
- **EASY ACCESS TO THE A47**
- **3,296 SQ FT (306 SQ M) OF TWO-STOREY OFFICES**

Location

The property is situated on the south side of Barnard Road, which forms the main estate road of the established Bowthorpe Employment Area. The A47 is situated 1½ miles to the west accessed via the A1047 Dereham Road. Norwich City Centre is situated 3 miles to the east.

Other occupiers on the estate include Kettle Foods who are opposite the property, NIQ Brandbank, Sinclair International and the NHS Healthcare Trust.

Accommodation

The gross internal floor area is as follows:

Warehouse	18,103 sq ft	(1,682 sq m)
Ground floor offices	1,648 sq ft	(153 sq m)
First floor offices	1,648 sq ft	(153 sq m)
Total	21,399 sq ft	(1,988 sq m)



Description

The property comprises a modern semi-detached warehouse of steel portal frame construction under a double-pitched roof, which has been refurbished.

The warehouse area benefits from 3 electronically operated loading doors, a concrete floor, rooflights and an eaves height of 7.6m.

The two-storey offices are mostly open plan, with a specification which includes carpets, suspended ceilings with recessed LED lighting and perimeter trunking.

Externally, there is a good sized secure fenced site with ample loading at the front, and 18 car parking spaces at the rear.

Services

Mains electricity, water and drainage are connected to the property.

Energy Performance Certificate

The energy rating is 47, which falls within band B.

Rateable Value

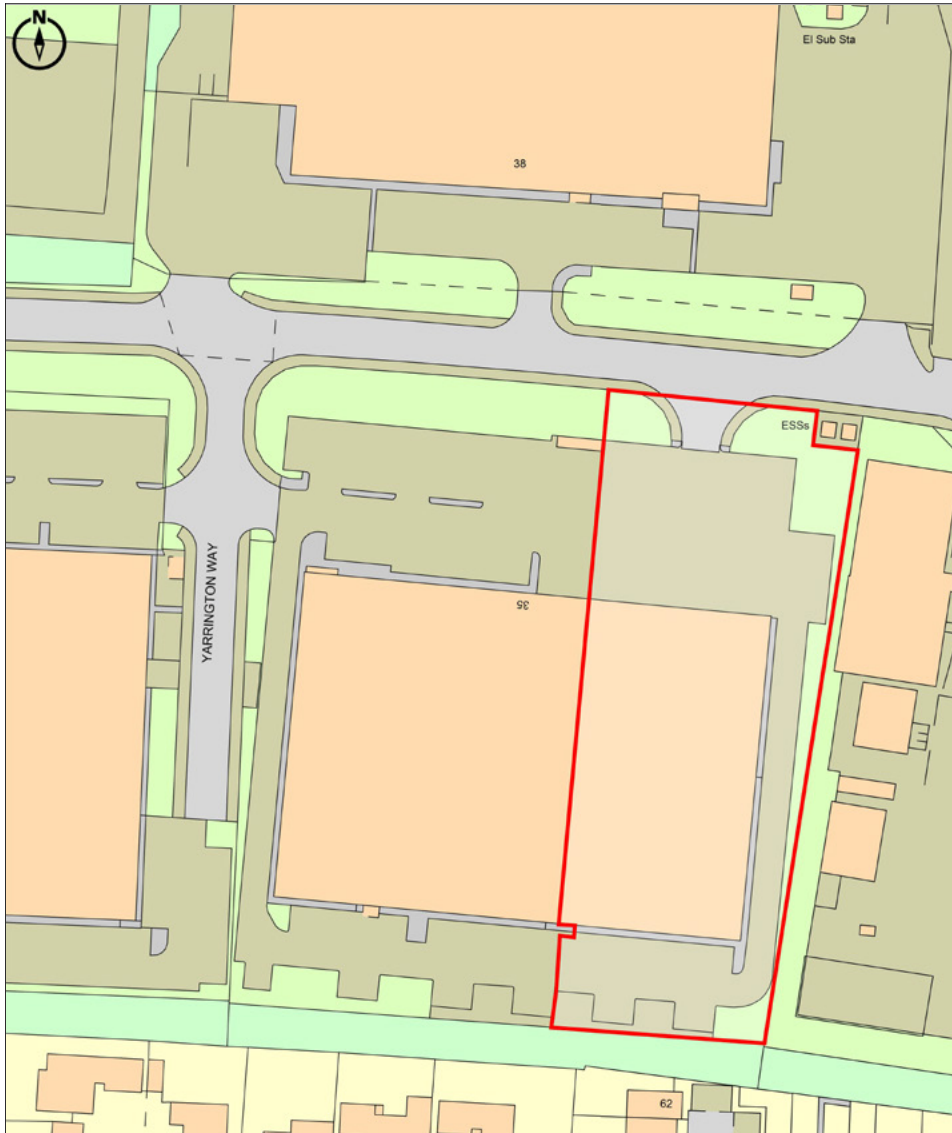
According to the gov.uk website, the property has a Rateable Value of £146,000.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Rent upon application. The property is VAT registered.



OS and Location plan



Further information

For further information, or to arrange a viewing, please contact the joint sole agents.

Bidwells



Will Jones

Tel: 07899 061892

Email: william.jones@bidwells.co.uk

Chris Squirrell

Tel: 07887 830124

Email: chris.squirrell@bidwells.co.uk

Roche

ROCHE

Sam Kingston

Tel: 07796 262472

Email: samk@rochecs.co.uk

Misrepresentation Act 1967: Roche and Bidwells and the lessors of this property whose agents they are, give notice that: (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Roche and Bidwells has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate. November 2023.