



### Location

The property is on Morgan Way, which forms part of the popular Bowthorpe Park Industrial Estate. The estate is conveniently located adjacent to the A1074, which connects with the A47 trunk road and is 3 miles west of Norwich city centre.

Occupiers of note within the Bowthorpe area include **Castle Colour, Kettle Foods, Screwfix, Royal Mail** and **Sinclair International**.

### Description

The property comprises a mid-terrace light industrial/storage unit of concrete frame construction with brick and profile sheet cladding and a lined profile sheet roof. The unit has the following specification and features:

- Forecourt parking and loading area
- Roller shutter loading door
- Minimum eaves height of 4.8 metres
- WC and kitchen facilities

### Accommodation

The unit provides industrial accommodation with a gross internal area of 2,433 sq ft (226 sq m).

### Tenure & Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed. The tenant is directly responsible for internal repairs and maintenance with external repairs and maintenance being covered by an annual maintenance charge payable to the landlord. Further details available on application.

VAT is payable on the rent and other property charges.

### Rent

On application.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (27). A full copy of the certificate is available upon request.

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£28,250**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

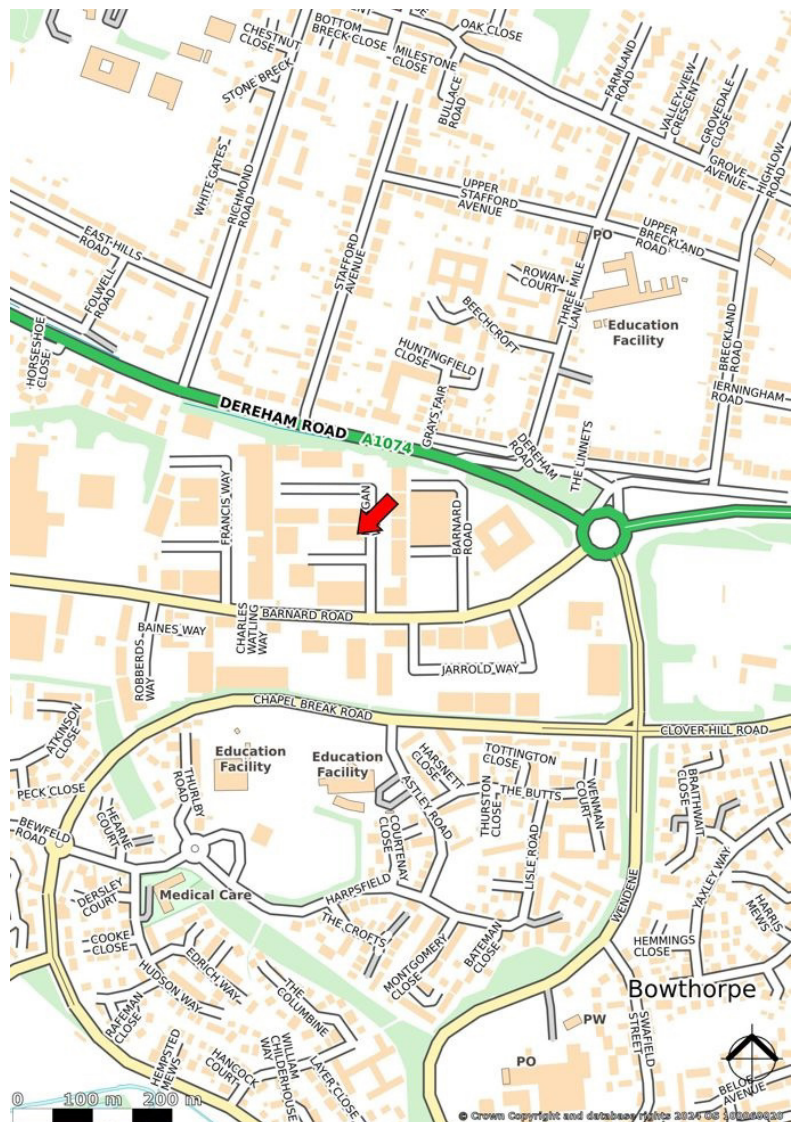
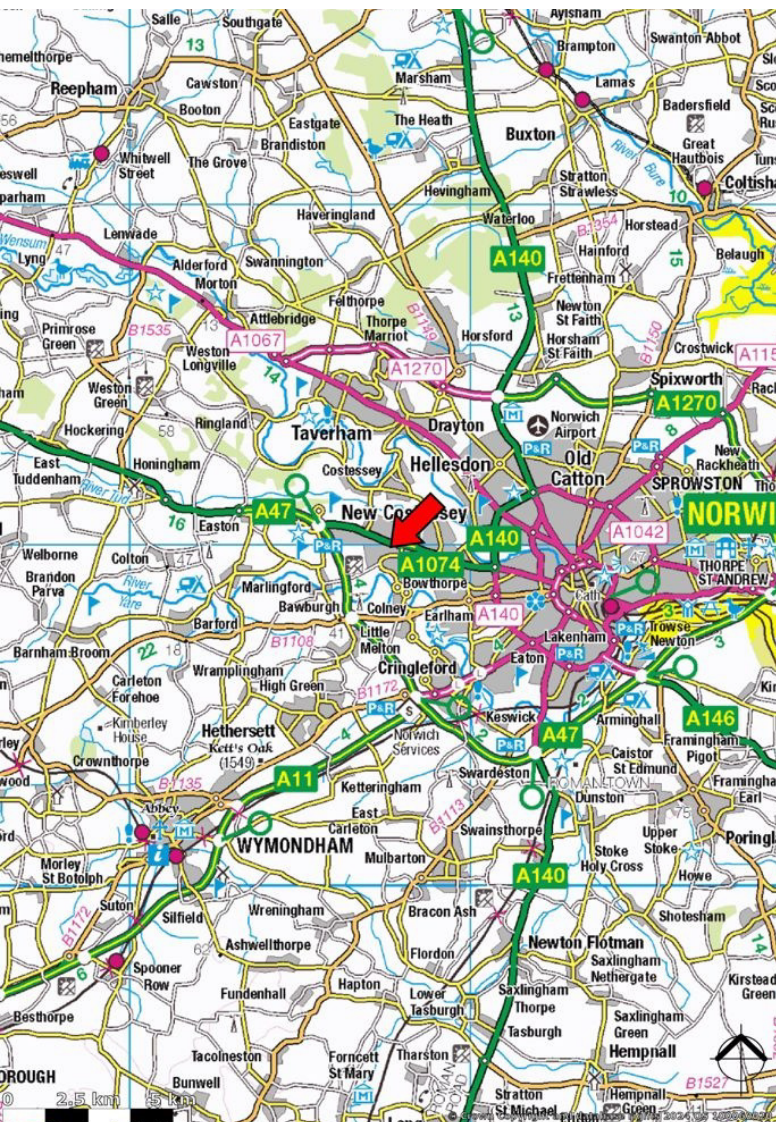
## Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

**Hiedi Collis**  
**Roche Chartered Surveyors**  
01603 756343 / 07474 469929  
[hiedic@rochecs.co.uk](mailto:hiedic@rochecs.co.uk)



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)