



## 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 2 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, Brandbank, Sinclair International and the NHS Healthcare Trust.

## Description

The property comprises a terraced industrial / warehouse unit of brick construction under a pitched roof. The unit has the following specification and features:

- Forecourt parking for up to 6 vehicles
- Front roller shutter door
- Secure gated yard
- Prominent corner location adjacent to Barnard Road

## Accommodation

The unit provides industrial/warehouse accommodation with a gross internal floor area of **1,185 sq ft (110.0 sq m)**. In addition, there is a forecourt and parking to the front of the property.

## Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

**£11,850 per annum exclusive**

## Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (104). A full copy of the certificate is available upon request.

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)

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £7,600. 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

**Ben Common**  
**Roche Chartered Surveyors**  
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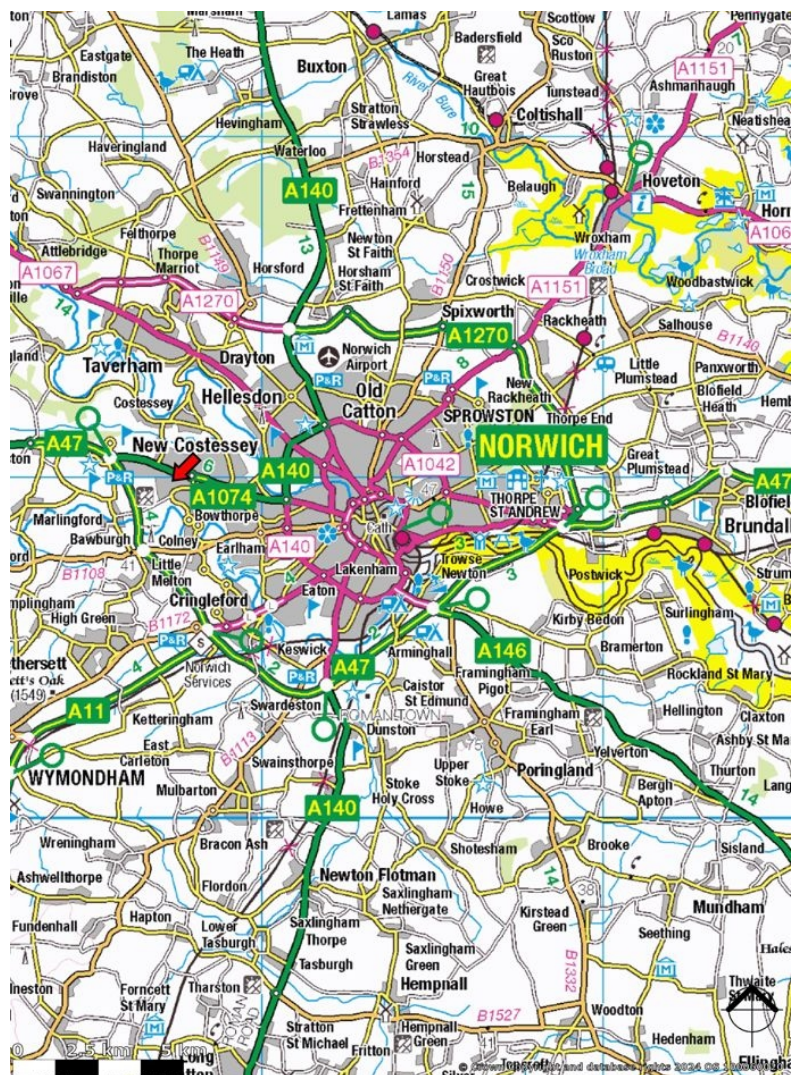
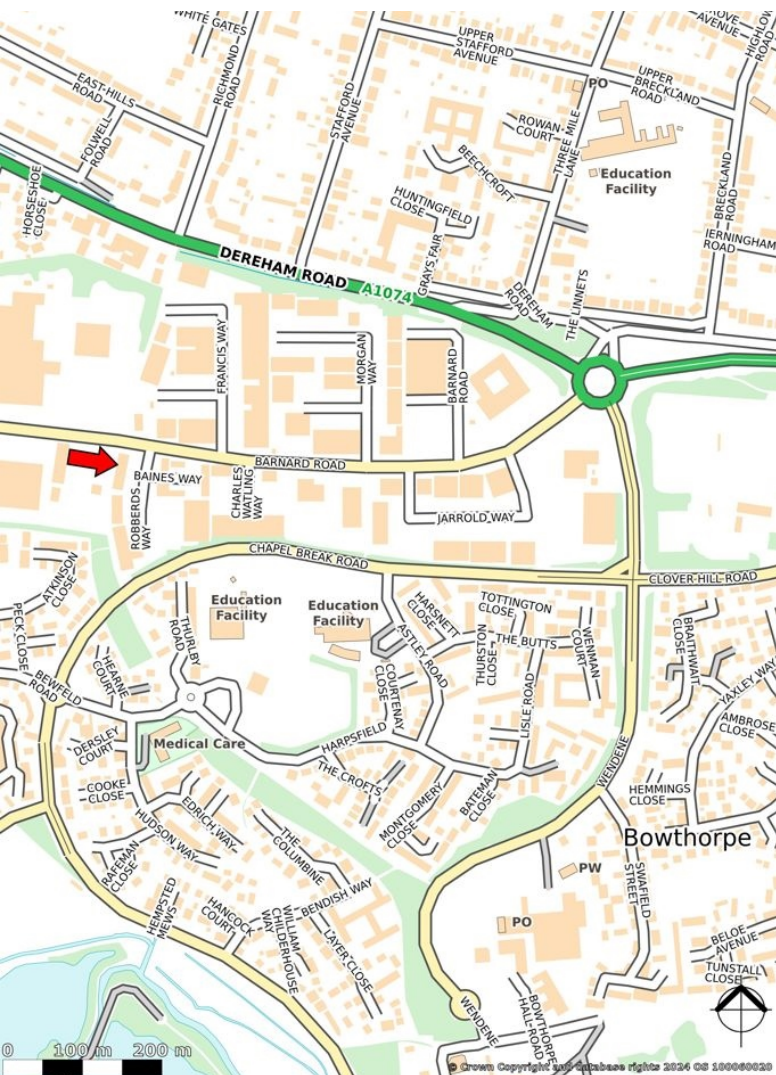
## Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

## Legal Costs

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

**Sam Kingston**  
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