

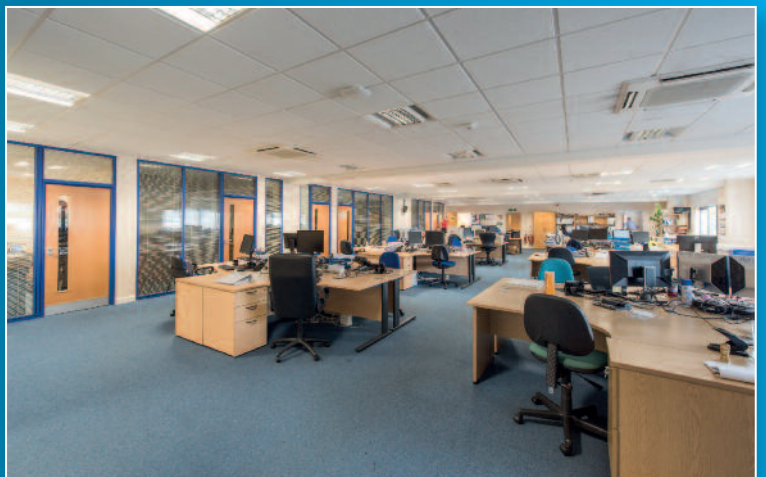
35 Barnard Road, Bowthorpe, Norwich NR5 9JB

Modern self-contained warehouse totalling 69,672 sq ft (6,473 sq m)
Including high specification offices of 17,500 sq ft (1,626 sq m)



- Established location on the west side of Norwich
 - Good access to the A47 southern by-pass
- Generous site area, 84 car parking spaces and mezzanine

For Sale or To Let



Location

The popular Bowthorpe Industrial Estate is situated approximately 1.8 miles from the A47 at the Longwater junction. The unit is situated opposite Kettle Foods on the south side of Barnard Road which is the main spine road of the industrial estate. Norwich City centre is approximately 3 miles to the east, accessed via the A1074 Dereham Road.

The Estate is home to a number of recognised occupiers and businesses including the NHS, Royal Mail and Kuehne & Nagel. There is a Brook Hotel at the entrance of the Estate.

Description

The property is a purpose built warehouse and distribution unit of steel portal frame construction, built in 2008. It provides the following specification:

- Eaves to a minimum of 8 metres
- 6 loading doors
- Concrete floor
- Principally clear span accommodation
- High quality 2-storey offices with comfort cooling, raised floors and high quality partitioning

Externally, there are 38 car spaces at the front and a further 50 at the rear within a secure fenced site of approximately 2.75 acres.



Accommodation

The property has the following appropriate gross internal areas:

	sq ft	sq m
Warehouse	42,787	3,975
Ground Floor Offices	8,750	813
First Floor Offices	8,750	813
Mezzanine Floor	9,385	872
Total	69,672	6,473

Services

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

Energy Performance Certificate

The property has an energy performance rating of D (88). A full copy of the certificate is available upon request.

Rates

According to the Valuation Office Agency website, the property is assessed as Warehouse and Premises with a rateable value of £285,000.

Interested parties should make their own enquiries of Norwich City Council on 01603 212282.



35 Barnard Road



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.commercialleasecodeew.co.uk Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or there vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. December 2015

Terms

The property available for sale freehold, or on a new FRI lease for a term to be agreed.

Price and rent upon application.

Legal Costs

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

Viewing

Strictly by appointment through the joint agents:

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