

Norwich | **NR5 9JA**
16 Francis Way

ROCHE



WAREHOUSE WITH YARD TO LET

4,743 sq ft (440.7 sq m)

- Secure self-contained yard
- Popular industrial estate
- Warehouse and office accommodation
- Close to A47 Southern Bypass

Industrail

01603 619876
www.rochesurveyors.co.uk

Location

The premises are located on Francis Way which forms part of the Bowthorpe Industrial Estate. The site is adjacent to the A1074, 3 miles from the city centre and within close proximity to the A47.

Occupiers in close proximity include **Kettle Chips, Royal Mail** and the **NHS**.

Description

The property is a portal framed warehouse benefiting from insulated roof and cladding with brick footings. The property benefits from a self-contained yard to the side elevation with parking to the forecourt. The specification includes:

- Two roller shutter doors
- Eaves to 4.8 metres
- Concrete floor
- Ground and first floor office accommodation
- 3 phase electricity

Accommodation

The property has the following gross internal floor areas:

	sq ft	sq m
Warehouse and ground floor offices	3,813	354.3
First floor offices and storage	930	86.4
Total	4,743	440.7

Energy Performance Certificate

The property has an Energy Performance Rating of D (85). A full copy of the Energy Performance Certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£18,500**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates:01603 212899), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Terms

The property is held on a lease which expires in July 2025. Our client's leasehold interest is available either as a sublease or an assignment or alternatively a new lease may be entered into directly with the Landlord.

Rent

On application.

VAT

All rents and service charge costs are subject to VAT.

Legal Costs

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

Viewing

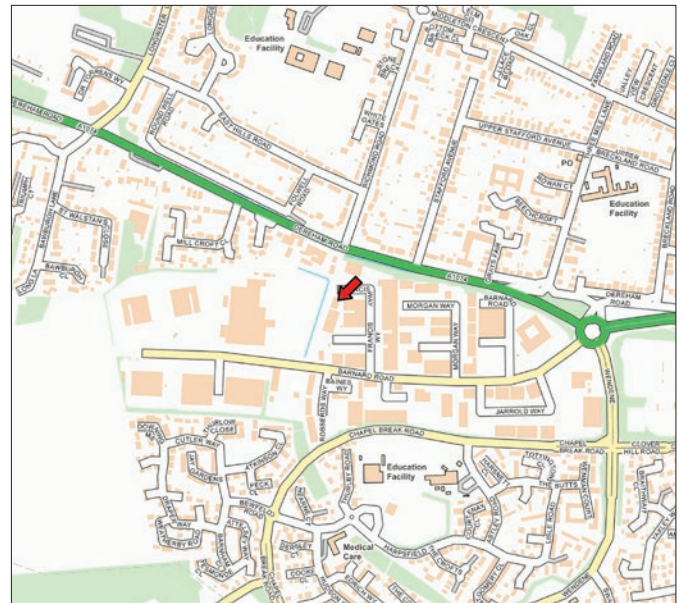
For further information or to arrange a viewing, please contact:

Roche Chartered Surveyors

Contact: Graham Jones

Tel: 01603 756338

Email: graham.jones@rochesurveyors.co.uk



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasebusinesspremises.co.uk.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- 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 correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.



IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- 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 correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.