

**DETACHED WAREHOUSE UNIT
FOR SALE**
23 BARNARD ROAD
BOWTHORPE EMPLOYMENT AREA, NORWICH
NORFOLK NR5 9JB



■ **Key features**

- Prominently situated within Bowthorpe Employment Area.
- Detached warehouse unit in self-contained site.
- Site area of 1.05 acres (0.425 hectares).
- Good accessibility.
- 6m eaves.
- Possible yard extension to the rear of the site.
- Modern ancillary office content.

■ **Description**

The property comprises a self-contained detached industrial unit built in the early 1980's. The unit benefits from good accessibility via the level loading access door leading onto Barnard Road, 6m eaves, and a separate entrance on the western elevation for direct access to the office element.

The property benefits from an excellent parking provision with 47 spaces demised with possible additional parking storage land to the rear subject to the necessary consents.

■ **Accommodation**

Ground Floor Warehouse	8,106 Sq. ft	754 Sq. m
Ground Floor Office	4,034 Sq. ft	375 Sq. m
First Floor Office	4,001 Sq. ft	372 Sq. m
Mezzanine	7,254 Sq. ft	674 Sq. m
Total	23,395 Sq. ft	2,174 Sq. m

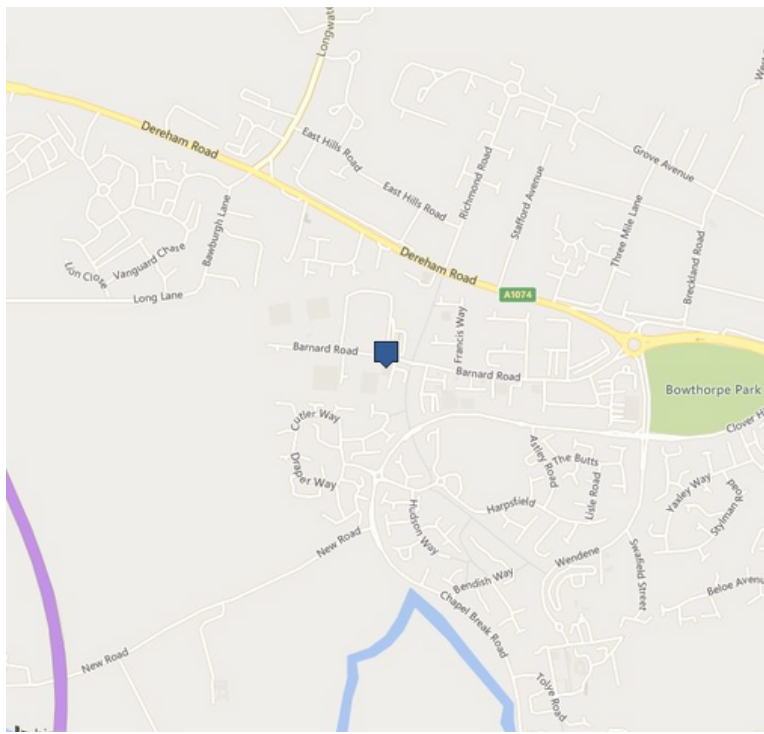
This floor area is approximate and has been calculated on a gross internal basis.

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Location

The property is prominently situated on Barnard Road in the popular Bowthorpe Employment Area, a major commerce location located three miles to the West of Norwich City Centre. Accessibility is very good with the property being a short distance to the A47 offering convenient access to the South and West, and the outer Norwich Ring Road.

Public transport links are good with a number of bus stops situated at the gateway to the estate and Norwich Train Station located circa 5 miles to the East.

Tenure

The premises are available to purchase on a 99 year lease from 27 May 1980. The ground rent currently equates to £11,722 per annum and is calculated based on 12.6% of the open market rent and reviewed every five years. Full details available upon request.

The freeholder is amenable to an extension of the lease by way of separate negotiation.

Price

Price upon application.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £84,500.

We anticipate rates payable to be circa £43,264 per annum for the year to 31 March 2021 but please refer to the Local Charging Authority for full details, Norwich City Council - 0344 980 3333.

EPC

The EPC rating for this property is E-103 - A copy of the Energy Performance Certificate is available on request.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

May 2021