

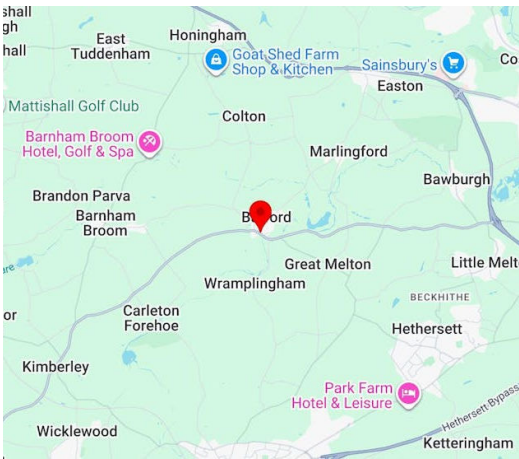


ROCHE

Unit 2, Barford Industrial Estate, Watton Road, Norwich, NR9 4BG

Industrial / Warehouse To Let | £29,000 per annum | 5,536 sq ft

Industrial / warehouse unit with secure yard and offices



Location

The property is located on the Barford Industrial Estate, in the village of Barford. Barford is well connected for access to Norwich, Wymondham and Watton. Norwich is approximately 7 miles to the East, with the A47 being approximately 3.3 miles to the East. Occupiers in the vicinity include Barford Van Hire and M E Irrigation.

Description

The property comprises a warehouse unit with secure yard and offices.

Key Points

- Roller shutter door
- Open plan warehouse
- Secure gated storage yard totalling 0.13 acres (5,946 sq ft)
- Dedicated parking
- Overflow parking within shared estate car park
- Minimum eaves height 5.2m
- Full height roller shutter door (4.55m W x 4.27m H)
- 3 tone overhead crane

Accommodation

Description	sq ft	sq m
Warehouse	4,201	390.29
Offices	1,335	124.03
Total	5,536	514.32

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Our client reserves the right to charge VAT at the prevailing rate.

Summary

- Rent: £29,000 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £30,000.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)

Further information

- [View details on our website](#)

Contact & Viewings

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