

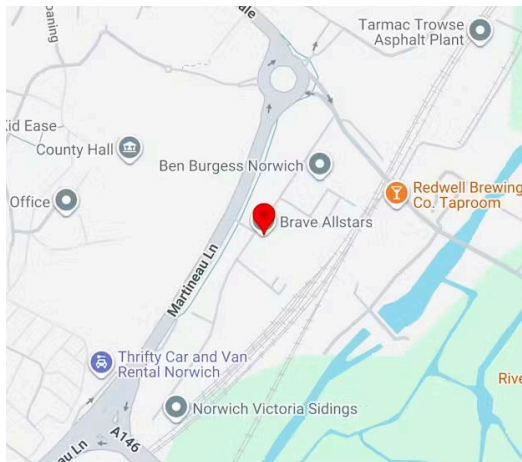


ROCHE

37 Europa Way, Martineau Lane, Norwich, NR1 2EN

Industrial To Let | £65,000 per annum plus VAT | 8,377 sq ft

Prominent self-contained unit with offices



Location

The property is located on Europa Way, which is approximately 1 mile southeast of Norwich city centre and in close proximity to the outer ring road, the Trowse bypass and the main A47 trunk road.

Europa Way is a prime commercial location with other occupiers in the vicinity including Travis Perkins and Ben Burgess. The location provides good access to the city, the A47 and main road network.

Description

The property comprises a prominent self-contained industrial/warehouse building with two storey office block.

The warehouse area includes side and rear loading access with mezzanine storage and rear yard areas.

The office block includes WC and kitchen facilities on the ground floor, open plan offices on the first, and forecourt parking.

Key Points

- Prime south-east Norwich industrial estate location
- Excellent access to the A47 and Norwich road network
- Warehouse with side and rear loading and c5.1m min eaves
- Two storey office (showroom/trade counter) block

Accommodation

Name	sq ft	sq m
Ground - Warehouse and ancil	5,215	484.49
Ground - Office block	1,235	114.74
1st - Office block	1,040	96.62
Mezzanine - Storage	887	82.40
Total	8,377	778.25

Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of 5 years.

Summary

- Rent: £65,000 per annum plus VAT
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £59,500. This is not the rates payable.
- Service charge: n/a
- EPC: D (97)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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