

6 BAINES WAY, BOWTHORPE EMPLOYMENT AREA, NORWICH. NR5 9JR

999 ft² OPEN PLAN WAREHOUSE/SHOWROOM WITH OFFICE

AVAILABLE TO LET 1st FEBRUARY 2027 (earlier occupation may be available if required)



- Open plan warehouse with separate office, kitchen and WC
- Warehouse/Showroom with Roller Shutter and separate Personnel Door
- Excellent transport links including quick access to the A47 and just 3 miles from Norwich City Centre
- Close to all amenities
- Designated parking and loading bay
- Internal ONLY repairing and insuring lease (subject to a service charge)
- Flexible terms with rolling six-month break option
- Deal directly with the Landlord - NO external agents

6 BAINES WAY, BOWTHORPE EMPLOYMENT AREA, NORWICH. NR5 9JR

999 ft² OPEN PLAN WAREHOUSE/SHOWROOM WITH OFFICE

AVAILABLE TO LET 1st FEBRUARY 2027 (earlier occupation may be available if required)



Location

Baines Way is located on the extremely popular Bowthorpe Employment Area in Norwich. This well established estate is only 3 miles from Norwich city centre and just over 1 mile from the A47 providing excellent transport links

Bowthorpe Employment Area is a highly sought-after commercial estate primarily located for a variety of businesses including Screwfix, Kettle Foods, Thompson Packaging & Royal Mail.

Specification

The property measures approximately 999 ft²(92.81 m²) all on ground floor level which is divided between an open plan warehouse with 2.7x3m roller shutter plus office as well as a separate kitchen/breakout room and disabled access WC.

The office offers a large, open-plan space ideal for multiple desks or instating an additional reception area. Additional storage can be found above the office, which is fully weight bearing and accessed from the warehouse.

The property is undergoing complete internal improvements, including Air Conditioning/ Heating installation, LED lighting, new kitchen plus redecoration.

6 Baines Way benefits from its own private parking/loading bay with space for a minimum of 4 vehicles.

Mains electricity, water, drainage and broadband line are connected to the unit. A current EICR Electrical Test Certificate and Air Conditioning Installation Certificate will be supplied .

EPC

The latest EPC rating for the property is D (90) as of April 2022

Rates

The current business rateable value is estimated at £9,900 per annum (tenant to confirm), with an estimated Rates Payable value of £4,257 payable to Norwich City Council. Small business rate relief is applicable up to 100% however it is the tenants responsibility to verify.

Terms

Flexi-let Tenancy Agreement on a term to be agreed with three yearly rent reviews and a 6-month get out clause. The Landlord is responsible for all external repairs and maintenance, with the tenant being responsible for all internal repairs and maintenance (unless otherwise stated)

Rent and Service Charge

Deposit:	£1,300 (No VAT)
Rent:	£1,249 per calendar month (+VAT)
Service Charge:	£149 per calendar month (+VAT)
Buildings Insurance:	Included in the monthly Service Charge
Utilities:	Tenant supply and responsibility
VAT:	All figures subject to VAT at the current rate

6 BAINES WAY, BOWTHORPE EMPLOYMENT AREA, NORWICH. NR5 9JR

999 ft² OPEN PLAN WAREHOUSE/SHOWROOM WITH OFFICE

AVAILABLE TO LET 1st FEBRUARY 2027 (earlier occupation may be available if required)



6 BAINES WAY, BOWTHORPE EMPLOYMENT AREA, NORWICH. NR5 9JR

999 ft² OPEN PLAN WAREHOUSE/SHOWROOM WITH OFFICE

AVAILABLE TO LET 1st FEBRUARY 2027 (earlier occupation may be available if required)



6 BAINES WAY, BOWTHORPE EMPLOYMENT AREA, NORWICH. NR5 9JR

999 ft² OPEN PLAN WAREHOUSE/SHOWROOM WITH OFFICE

AVAILABLE TO LET 1st FEBRUARY 2027 (earlier occupation may be available if required)



oaktreepremises.co.uk



info@oaktreepremises.co.uk



01953 600051



5a Allenbrooks Way Wymondham
NR18 0NW

IMPORTANT NOTICE: Oaktree Partnership for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

A) 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.

B) 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 them.

C) No person in the employment of Oaktree Partnership has any authority to make or give representation or warranty in relation to this property.