





8 CHARLES WATLING WAY BOWTHORPE NORWICH NR5 9JH

2,500FT² OPEN PLAN WAREHOUSE WITH OFFICES

Oaktree
Flexible Business Units

Location

Charles Watling 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 primely located for a variety of businesses including Screwfix, Kettle Foods, Thompson Packaging and Royal Mail.

Charles Watling Way is conveniently nestled just off the Barnard Road. This small estate is home to just 15 industrial commercial units, each with their own designated vehicle parking bays and loading area.

Specification

8 Charles Watling Way measures approximately 2,500 ft^2(232.26 m^2)
The property hosts an open plan warehouse plus 2 offices with single WC, all on ground floor level.
The warehouse provides access to both offices as well as the external loading /designated parking bay. The sectional shutter measures 3m in width and 3.5m in height.

The first main office is accessed via its own personnel door of from the warehouse floor and is equipped with air conditioning and heating to sit a minimum of 3 desks comfortably.
The second smaller office is newly built and accessed via the warehouse only.

Mains electricity, water, drainage and broadband line are connected to the unit.

A current EICR Electrical Test Certificate plus all other service reports will be supplied on occupation.

EPC

The latest EPC rating for the property is C (54) as of March 2022

Rates

The current business rateable value is estimated at £15,750 per annum, with Rates Payable approximated to be £6,804 per annum (tenant to confirm), payable to Norwich City Council. Small business rate relief is applicable up to 100% however it is the tenant's 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)

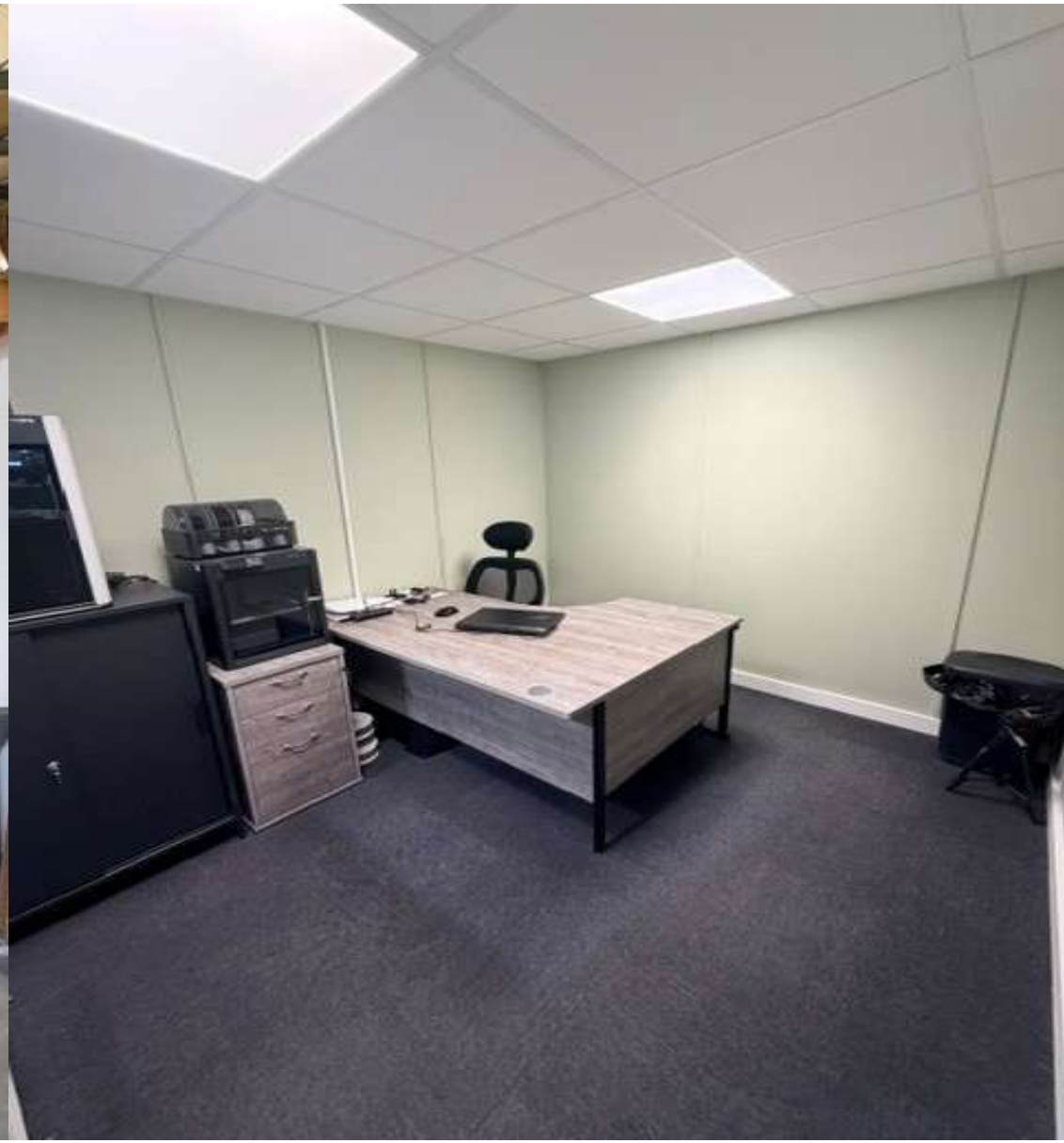
Rent and Service Charge

Deposit:	£2,500 (No VAT)
Rent:	£1,949 per calendar month (+VAT) for the first 18 months occupancy, increasing to £2,189 per calendar month (+VAT) for the following 18 months. Rent review to commence after 36 months (3 years) as per the Terms
Service Charge:	£199 per calendar month (+VAT)
Buildings Insurance:	The 2026 premium was £680 per annum (+VAT), and is currently under review for 2027
Utilities:	Tenant supply and responsibility
VAT:	All figures subject to VAT at the current rate











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