



/NDURENT

BOWTHORPE PARK

NR5 9JA
///HERO.LAMPS.HELP

FOUR INDUSTRIAL UNITS AVAILABLE
INDIVIDUALLY OR COMBINED

UNITS RANGING FROM
7,000 - 40,000 SQ FT (650 - 3,716 SQ M)

The units are to be extensively refurbished
and will be available from Q2 2025.



Full external and internal
refurbishments including
a new roof.



Dedicated loading
and forecourt/
parking/yard areas.



Warehousing that Works.

Newly refurbished units to suit your needs.

Bowthorpe Park Industrial Estate comprises 250,000 sq ft of accommodation across 76 self contained and terraced units. Local occupiers include Royal Mail, Kettle Chips, Kuehne & Nagel, and Screwfix.

The units are situated on Francis Way which forms part of Bowthorpe Park Industrial Estate.

The estate is recognised as an established industrial location, conveniently situated approximately 3 miles west of Norwich city centre.

The estate is accessed from the A1074 Dereham Road and is within easy reach of the A47 Norwich southern bypass.



Warehousing that Works.



Full external and internal refurbishment including roof overcladding.



Integral refurbished office.



Smart LED lighting helping you reduce energy consumption by up to 75%.



Dedicated loading and forecourt/ parking/yard areas.



Full height electrically operated loading doors and dock levellers.



3 phase power.



5.6m minimum internal clear height.

Why choose Bowthorpe?



Established industrial location close to national occupiers and trade counter.



Local amenities include Sainsburys, restaurants and hotels.



Adjacent to the A1074 with A47 just 1 mile away.



2 miles from Norwich City Centre.



Warehousing that Works.

Aerial plan.

BOWTHORPE INDUSTRIAL PARK

2

UNITS 20-28 FRANCIS WAY

4

3

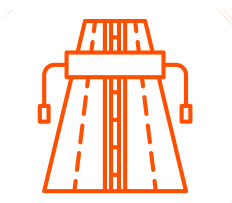
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LOCAL OCCUPIERS

1. Screwfix
2. Kettle
3. Top Coat
4. Scania
5. Royal Mail

You're well-connected.



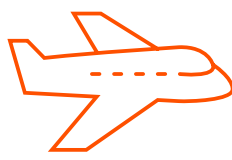
MAJOR ROADS

A1074	0.4 miles
A47	2 miles
A11	6 miles
M11 (J14)	65 miles



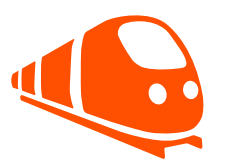
CITIES/MAJOR TOWNS

Norwich City Centre	3 miles
Great Yarmouth	25 miles
Ipswich	46 miles



AIRPORTS

Norwich International	5 miles
London Stansted	85 miles



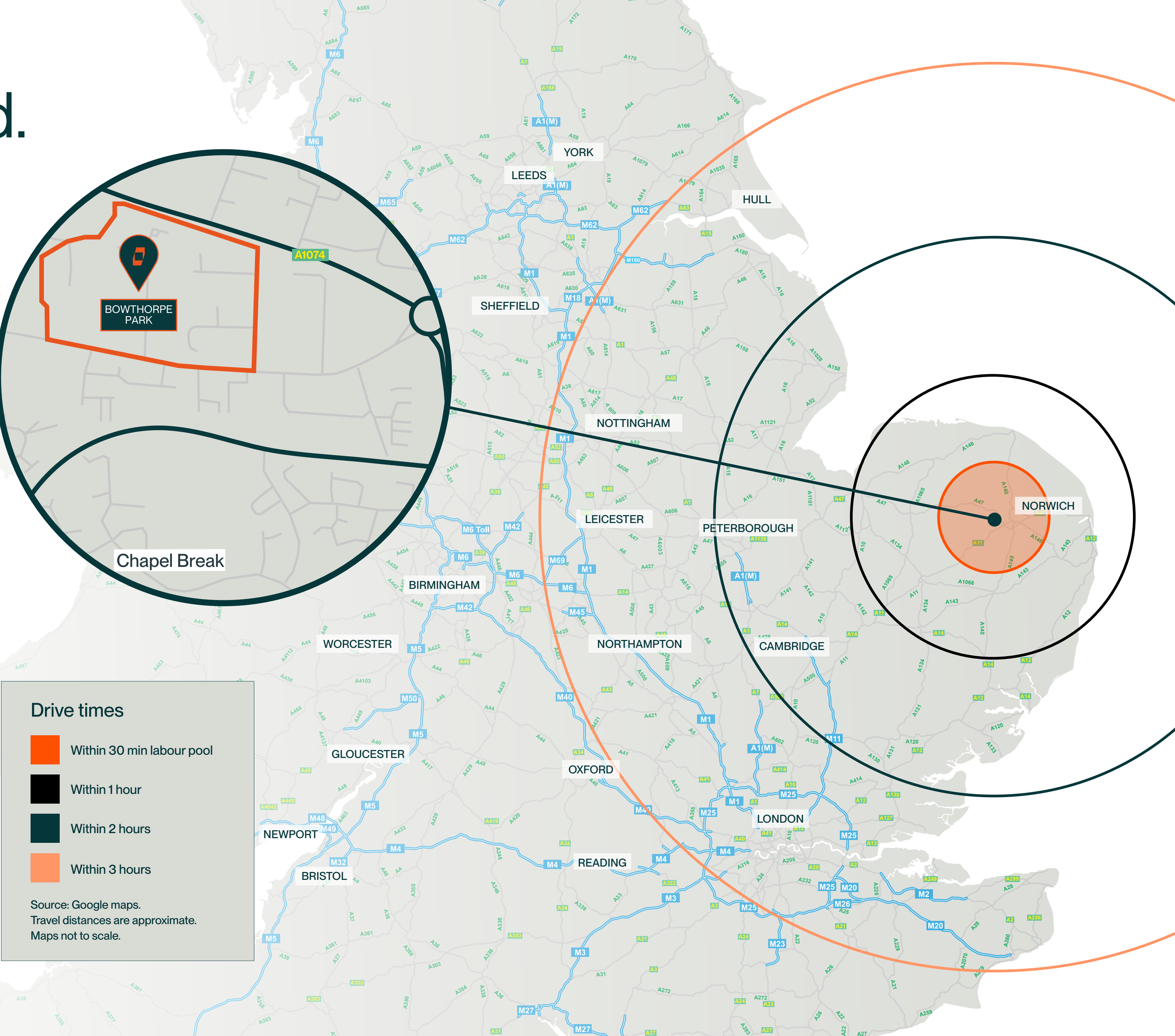
TRAIN STATIONS

Norwich Station	6 miles
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Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



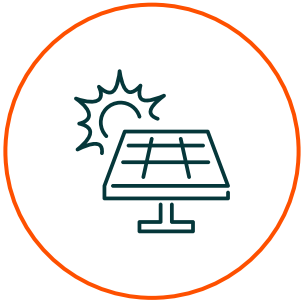
Warehousing that Works.

Schedule of accommodation.

Units available combined or separately

	UNIT 20-22	UNIT 23-24	UNIT 25-26	UNIT 27-28
TOTAL	15,770 SQ FT (1,465 SQ M)	9,150 SQ FT (850 SQ M)	7,556 SQ FT (702 SQ M)	7,352 SQ FT (683 SQ M)
LEVEL ACCESS LOADING DOORS	2	1	2	1
DOCK LEVELLERS	0	0	0	2
OFFICES	INTEGRAL	INTEGRAL	INTEGRAL	INTEGRAL
EXTERNAL SPACE	DEMISED YARD/ PARKING/LOADING	PARKING/LOADING	PARKING/LOADING	PARKING/LOADING

All floor areas are approximate gross internal areas.



Solar panels
being installed



Targeting
EPC B



Dock
levellers



Office and
kitchenettes
installed



Car parking available
to all units



Full external and internal
refurbishment including
roof overcladding



Warehousing that Works.

Estate plan.



Estate plan is indicative.



Warehousing that Works.



Warehousing that Works.



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Warehousing that Works.



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