



FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY

696.81 m² (7,500sqft)

Investment

For Sale

FREEHOLD

REVERSIONARY MULTI-LET INDUSTRIAL UNIT INVESTMENT OPPORTUNITY.

LOCATED ON THE BOWTHORPE INDUSTRIAL AREA.

UNITS FULLY LET TO 3 TENANTS, WITH SECURE YARDS AND PARKING.

Units 9-10 & 11, Charles Watling Way, Norwich, Norfolk NR5 9JH

Norwich lies 188 miles north of London via the M11 and A11, 60 miles north east of Cambridge and 45 miles north of Ipswich. The A47 Norwich southern bypass provides access to Great Yarmouth in the east and King's Lynn to the west, and A140 giving access to Ipswich and Felixstowe. The A11 connects with Cambridge and the M11, the M25 and beyond.

Norwich railway station is 5.5 miles to the east and provides fast and regular services to Ipswich, Cambridge and London Liverpool Street.

The estate is situated in the Bowthorpe Industrial Area, a key industrial and commercial area located on the western outskirts of Norwich. It forms part of the larger Bowthorpe area, which encompasses residential, retail, leisure and recreational facilities, with Bowthorpe Shopping Centre close by offering a large Roy's store, Boots the chemist and a variety of other shops and a café.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Units 9-10 & 11, Charles Watling Way, Norwich, Norfolk NR5 9JH

Description

Units 9-10 & 11 Charles Watling Way are freehold Industrial, modern industrial units each of 2,500 sq ft located in the well-established Bowthorpe Industrial Area, 3 miles west of Norwich city centre.

The units are of modern, portal frame industrial construction with elevations of block and profiled steel cladding under a pitched roof with shared fenced and gated yards.

Unit 9 has been refurbished with the offices including carpet, including carpets, perimeter trunking and a mix of fluorescent LED strip lighting and air conditioning.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sqft
Unit 9	232.27	2,500
Unit 10	232.27	2,500
Unit 11	232.27	2,500
Total	696.81	7,500

Term

The freehold interest in units 9&10 is available for sale at **£540,000 exclusive**.

The freehold interest in unit 11 is available for sale at **£280,000 exclusive**.

Tenure

The units are fully let units are let on a flexible 3-year internal repairing and insuring tenancies with the tenants responsible for external maintenance of the grounds by way of a service charge.

VAT

We understand the property has been elected for VAT and hence we anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

EPC

EPCs are available upon request.

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT – GWBG/njr/120

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Unit	Tenant	Term	Rent (pa)
Office 9	Goldsmiths Weddings & Events Ltd	3 years Exp. 31 th Nov 2028	£21,252
Units 10	Camso UK Ltd	3 years Exp. 31 st Oct 2027	£17,496
Units 11	Beechcroft Supplies Ltd	3 year Exp. 31 st Oct 2026	£16,788
Total			£55,536

