



FREEHOLD INDUSTRIAL INVESTMENT OPPORTUNITY

696.77 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 10, 11 & 12, Charles Watling Way, Bowthorpe
Employment Area, Norwich, 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.

Units 10, 11 & 12, Charles Watling Way, Norwich, Norfolk NR5 9JH

Description

Units 10, 11 & 12 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.

Units 11 & 12 have 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	M²	Sqft
Unit 10	232.26	2,500
Unit 11	232.26	2,500
Unit 12	232.26	2,500
Total	696.77	7,500

Term

The freehold interest in units 10 is available for sale at **£260,000 exclusive**.
The freehold interest in unit 11 & 12 are available for sale at **£560,000 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:

Arnolds Keys 01603 216825

Guy Gowing
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SUBJECT TO CONTRACT – GWBG/njr/120

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Unit	Tenant	Term	Rent (pa)
Units 10	Camso UK Ltd	3 years Exp. 31 st Oct 2027	£17,496
Units 11	Beechcroft Supplies Ltd	3-year Exp. Proposed renewal From 1/11/26 - 31/10/29	£22,500 (£24,996 with effect from 1/11/27)
Units 12	The Alchemist Cupboard	3-year 6 months Exp. 31 st Dec 2028	£21,252
Total			£61,248

