



1A,B,C & 2 BESSEMER ROAD

NORWICH NR4 6DQ



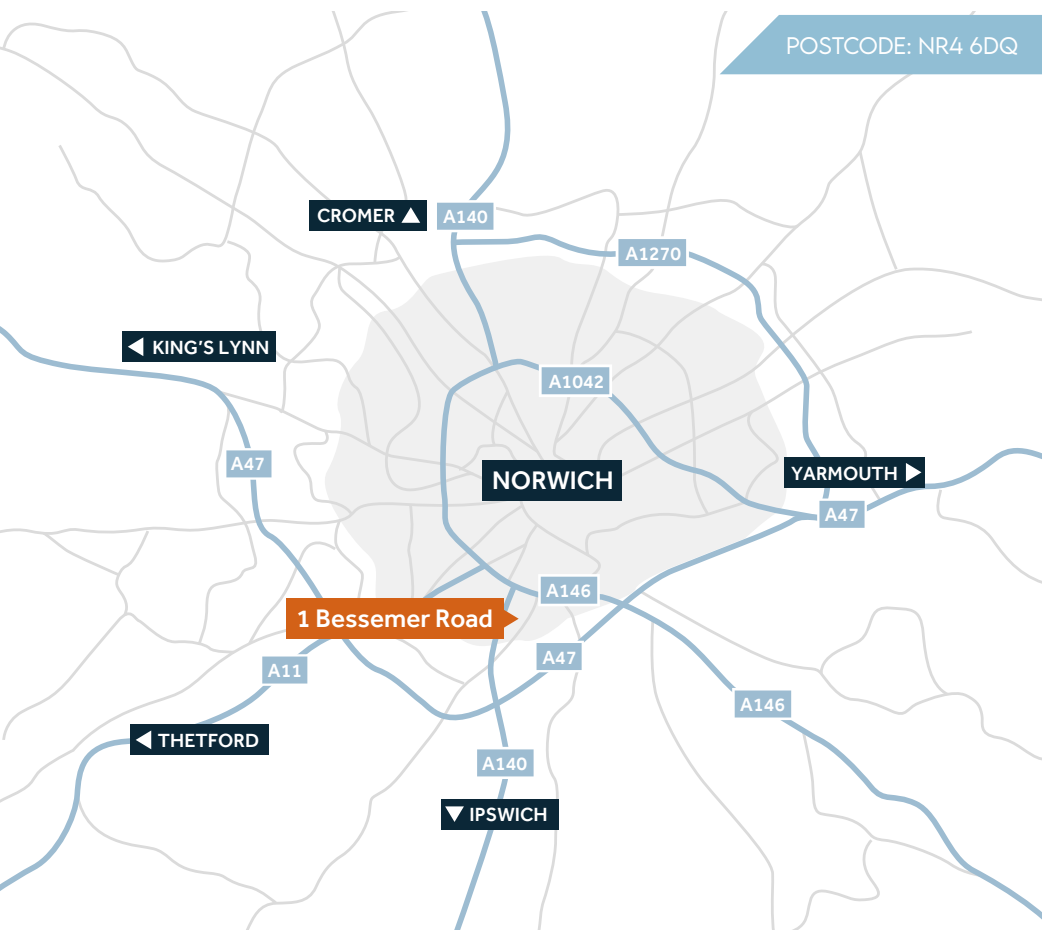
NEW TRADE COUNTER/WAREHOUSING SCHEME IN PROMINENT
LOCATION WITH EXCELLENT ACCESSIBILITY TO NORWICH CITY
CENTRE AND THE A47 (SOUTHERN BYPASS)

TO LET

LOCATION

Bessemer Road is located to the south of Norwich and runs parallel with Hall Road, forming part of a major warehousing and industrial complex.

Nearby occupiers include Asda, Topps Tiles, B&Q, Tool Station, Screwfix, Giant and Howdens Joinery.



PROPOSED DEVELOPMENT

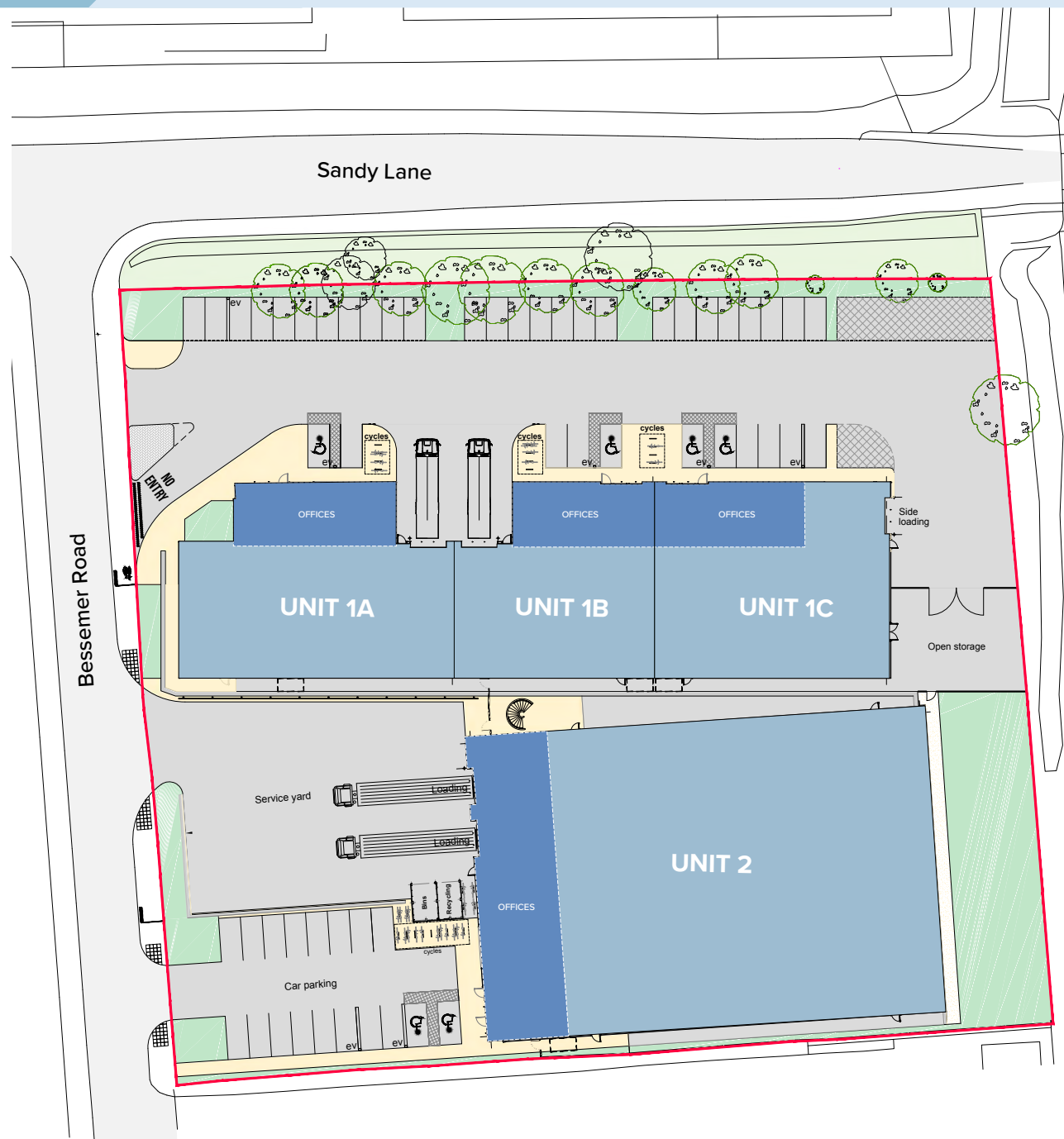
The scheme will create a speculative development of 4 units with a terrace of 3 units and a standalone warehouse with self-contained yard. The proposed areas are:

		Sq ft	Sq m	Parking spaces
Unit 1A	Warehouse	6,027	560	13
	1st floor offices	1,365	126.8	
Unit 1B	Warehouse	4,655	432.5	10
	1st floor offices	1,195	111	
Unit 1C	Warehouse	6,031	560.3	14
	1st floor offices	1,510	140.3	
Unit 2	Warehouse	18,370	1,706.6	18
	1st floor offices	3,330	309.4	

All figures are GEA.

TERMS

The units will be available on new FRI leases, for a term to be agreed.
Rent upon application.
Pre-lets are available.



SPECIFICATION

The units will be developed to shell and core for the warehousing, with 3-phase electricity, plumbing for welfare facilities and appropriate loading and personnel doors. Offices will be fitted to Category A. The properties will be provided with:



Electrically operated loading doors



Dedicated car parking



Sustainably sourced construction materials



EV charging points



Eaves to 9m for Unit 2

BREEAM®

Target BREEAM rating excellent



PV solar panels



Eaves to 7.5m for Units 1A, 1B & 1C



Secure yard (Unit 2)



Floor loading at 50 kN/m²





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