

# Guardian Road Industrial Estate

Norwich, NR5 8PF

Industrial unit 15 to let  
2,408 sq ft



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2,408 sq ft



Prominent location



3.4 m eaves height



Forecourt parking

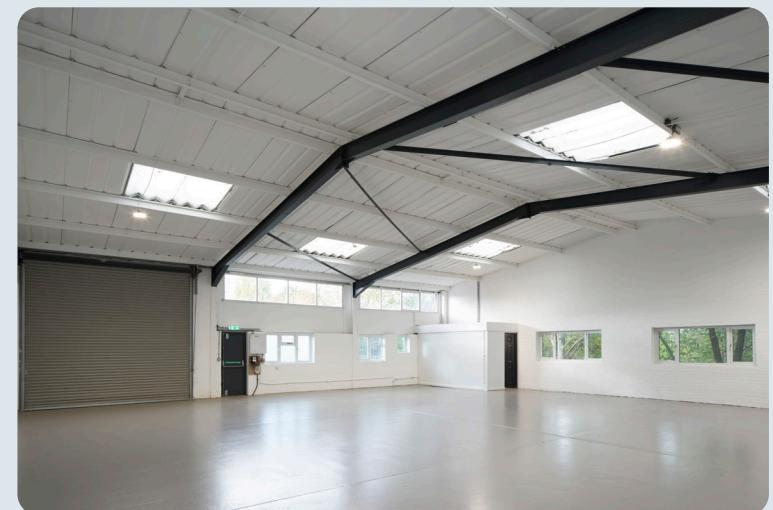


Full height roller  
shutter door



Industrial and  
trade counter

The available properties comprise individual terraced units of portal frame construction under twin skin sheet metal profiled roofs incorporating translucent lighting panels and cavity brick elevations with loading doors and forecourt parking.



# Site plan & accommodation

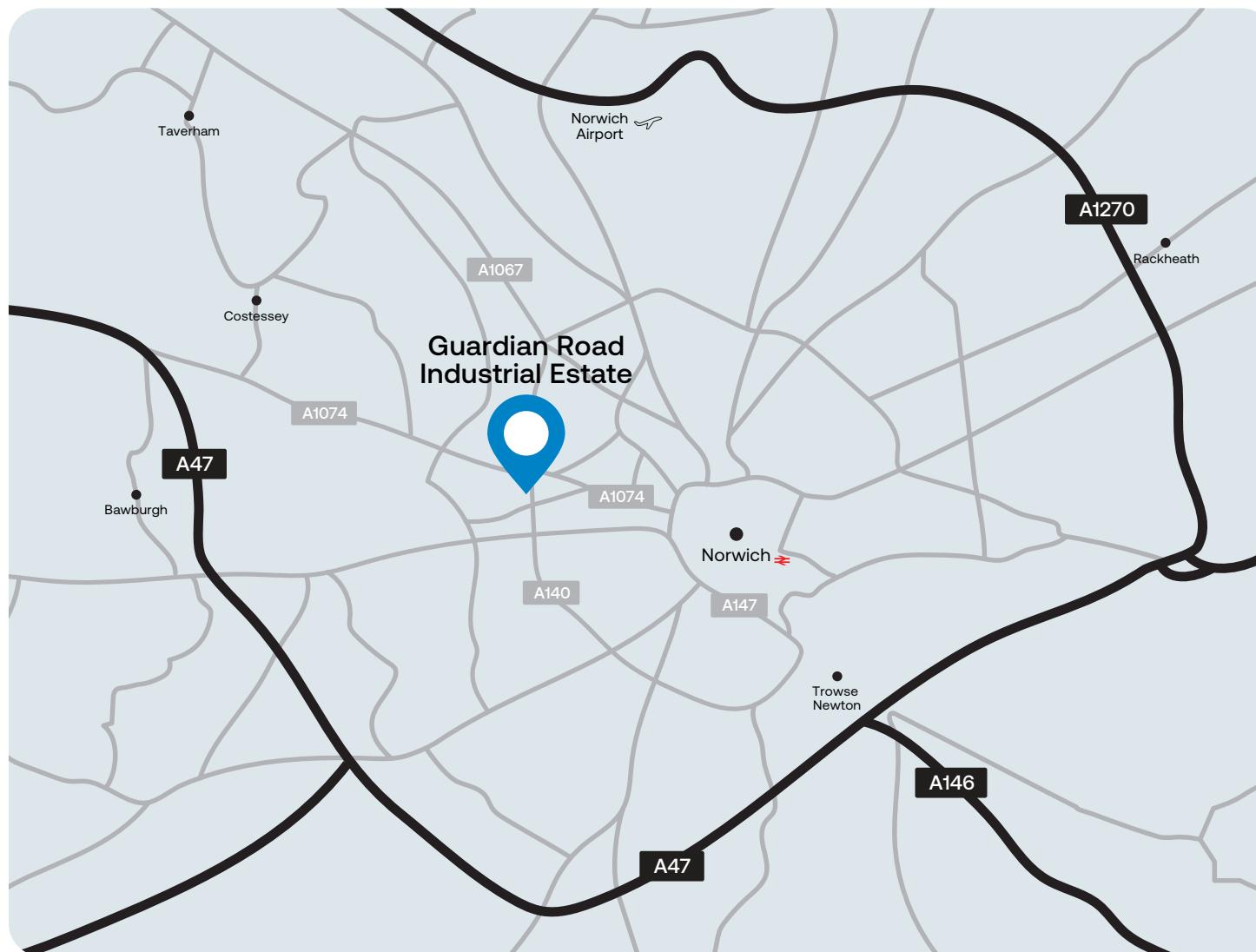
Unit	Property Type	Size (Sq Ft)	Availability	Rent
Unit 4	Warehouse	2,444	Immediately	£1,975 PCM
Unit 5	Warehouse	2,407	Immediately	£1,950 PCM
Unit 11	Warehouse	2,996	Immediately	£2,416 PCM
Unit 15	Warehouse	2,408	Immediately	£1,950 PCM
<b>Total</b>	-	<b>10,255</b>	-	-



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# Location



These prominent units are located on the Guardian Road Industrial Estate which is some two miles west of Norwich City Centre.

Guardian Road forms part of the Norwich outer ring road (A140) and is situated between Dereham Road (A1074) and Earlham Road. Other occupiers adjoining the Estate include Freight Force.



# Travel times

## Cities

### Distance

London 117 miles

Coventry 140 miles

## By Train

### Distance

Norwich Station 4 miles

## By Air

### Distance

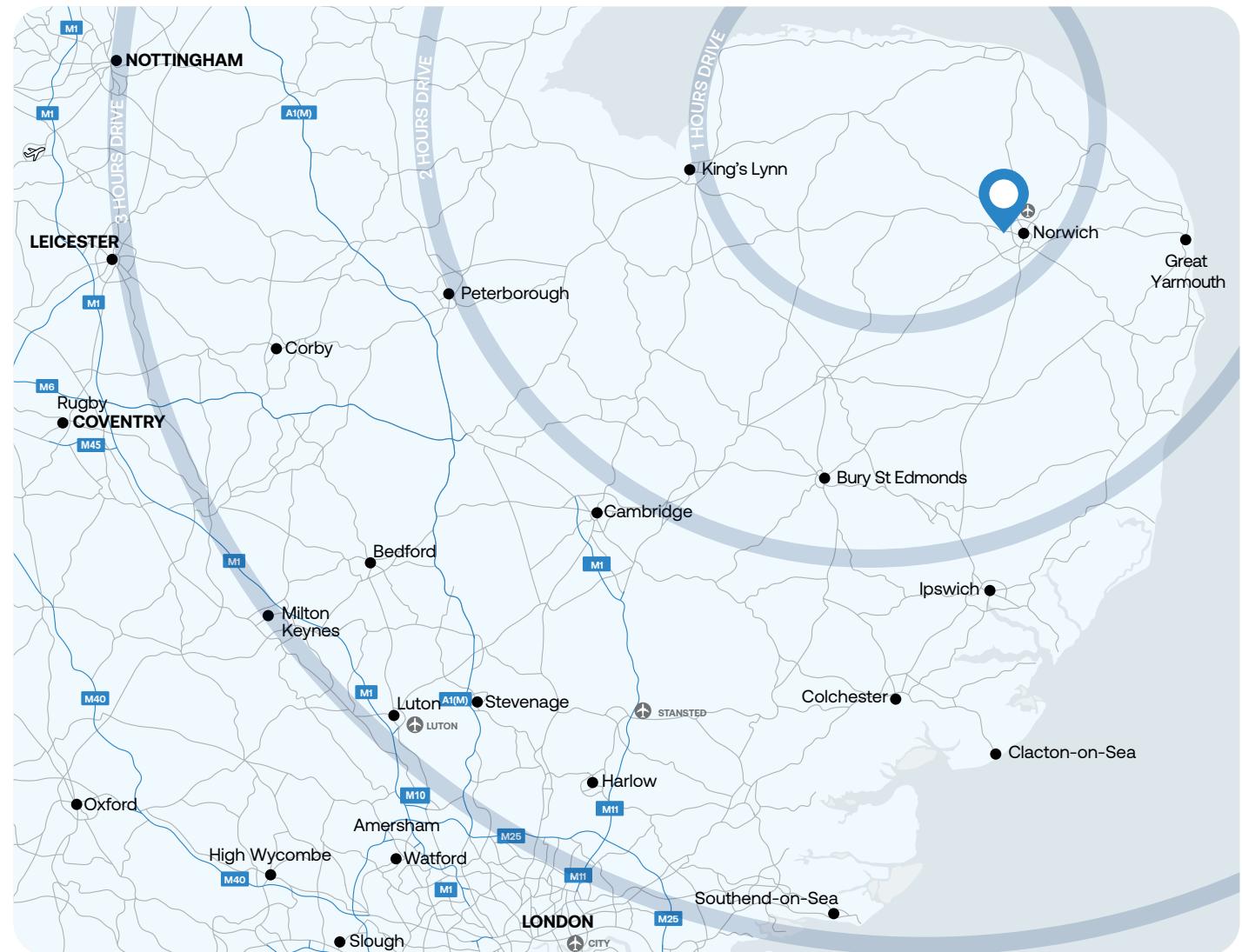
Norwich Airport 3 miles

## Motorways

### Distance

M11 84 miles

A1 (M) 85 miles



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[Book a viewing](#)

## Mileway

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Ben Common  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)  
079177 62230

### Further information:

#### EPC

Unit 4 D  
Unit 5 C  
Unit 11 C  
Unit 15 C

#### Terms

Available on new full repairing and insuring leases.

#### VAT

VAT will be payable where applicable.

#### Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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