Guardian Road Industrial Estate

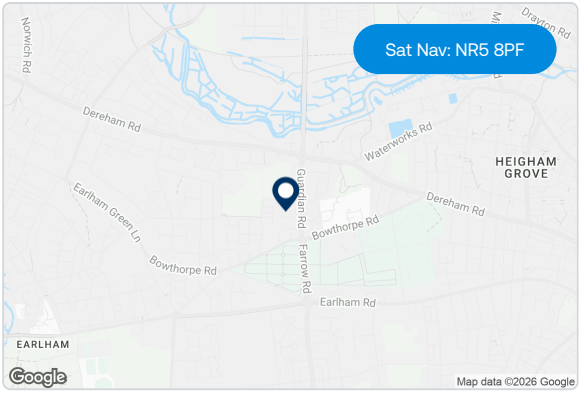
Guardian Road Norwich NR5 8PF

Warehouse | 2,436 ft²

- Prominent location
- 3.4m eaves height
- On-site parking
- Roller shutter door







Description

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.

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.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 3	Warehouse	2,436	Immediately	1,800	D
Total		2,436			

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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