



## **FOR SALE / TO LET**

**Walstan House, 39 Barnard Road, Bowthorpe, Norwich, NR5 9JB**

**Low density modern warehouse/office building**

- **60,893 sq ft (5,657 sq m) GIA**
- **3.6 acre site (22% density)**
- **182 car parking spaces**
- **Full height roller shutter doors**
- **360° vehicle circulation**

### **Location**

Walstan House is situated on Barnard Road in the Bowthorpe Employment Area, a popular business location approximately 3.5 miles to the west of Norwich city centre.

Barnard Road adjoins the A1074 Dereham Road, which in turn links the A47 Southern Bypass to the A147 Inner Ring Road and city centre to the east.

Occupiers in close proximity include Kettle Foods, FedEx and Tyco.



## Description

The property was constructed in 1993 and comprises a B1 warehouse/office building arranged over ground and first floor as follows:

### Ground Floor

- Secure warehousing
- Workshop/production space
- Stores
- Office accommodation
- WC facilities and kitchen facilities

### First Floor

- Office/call centre
- Canteen
- WC facilities

## Accommodation

The property benefits from 182 car parking spaces, 4 disabled spaces, 1 delivery van space and 2 trailer parking spaces.

The property comprises the following approximate gross internal floor areas:

Floor	Size (sq ft)	Size (sq m)
Ground Floor	35,100	3,260.9
First Floor	25,793	2,396.2
TOTAL	60,893	5,657.1

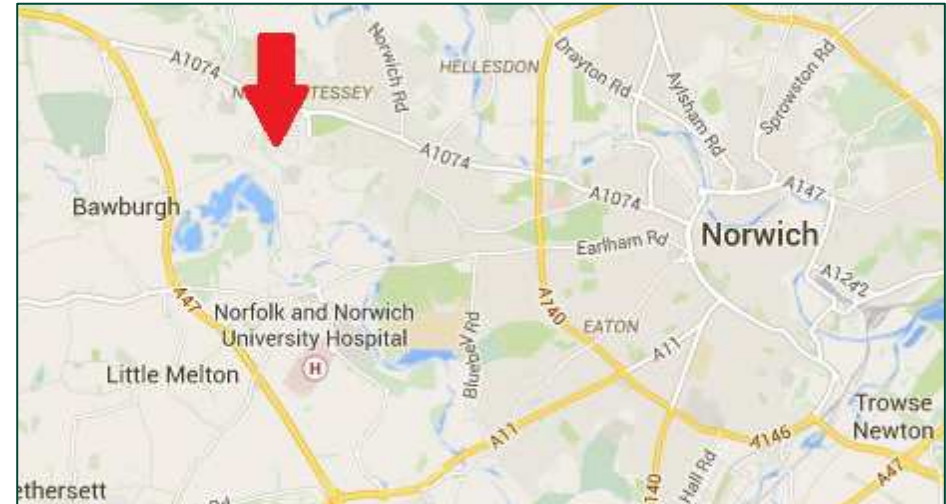


## Terms

The property is available from July 2015 for sale freehold with vacant possession or on a new lease, subject to suitable FRI terms being agreed.

**Price/Rent:** On application.

**EPC:** Rating of E-118. A copy of the EPC is available upon request.



## Viewing/Further Information



**BNP Paribas Real Estate**  
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