



## Storage/Warehouse Units

Available short term

39,440 to 126,795 sq ft  
(3,664 to 11,779 sq m)

- South Norwich location with easy access to the A47
- Close to the City centre
- Flexible space and terms

**CARROW WORKS, BRACONDAL, NORWICH**  
**NR1 2DD**  
**TO LET**

### Location

Carrow Works is situated just to the south-east of Norwich City centre. The A47 Norwich Southern Bypass is within a short drive, accessed via Martineau Lane and the A146.

Norwich Railway Station is located half a mile to the north, where there are two services every hour to London Liverpool Street. Norwich International Airport is 5 miles to the north, which has regular flights to Amsterdam Schiphol.

The A47 provides a link to King's Lynn and the Midlands to the west, and to Great Yarmouth in the east. The A11 is within a 10 minute, which provides a link to Cambridge and the M11.

### Description

The available units are located close to the main entrance of the site, along its eastern boundary.

They provide four adjoining and interlinking units of steel portal frame construction, with concrete floors.

Each unit provides mostly column free accommodation with eaves heights ranging from 6.25m, up to 7.3m. With the exception of Unit 4, all have their own loading doors. Unit 4 can be accessed via unit 3.

### Accommodation

The following gross internal floor areas are provided:

	Sq ft	Sq m
Unit 1	43,588	4,049
Unit 2	39,440	3,664
Unit 3	Let to GXO Logistics	
Unit 4	43,767	4,066
<b>Total area</b>	<b>126,795</b>	<b>11,779</b>

Included with Unit 1 is a two-storey office/amenity block, which is in the order of 2,083 sq ft.

### Services

We understand that electricity and mains water are provided to the property.

### Terms

The units are available short term for a period of up to 18 months.

Further details and rent upon application.

### EPC

Copies of the Energy Performance Certificates are available upon request to the sole agents.

### Enquiries to:

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