



Self-contained offices with generous car parking

2,768 sq ft (257 sq m)

- Established business location
- 14 dedicated on-site car parking spaces
- Easy access to the outer ring road and A47

**BESSEMER HOUSE, 49 WHITE LODGE  
TRADING ESTATE, HALL ROAD, NORWICH,  
NR4 6DG**

**TO LET**

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### Location

The White Lodge Trading Estate is situated in Norwich's most sought after, established and accessible location on the south side of the City.

Norwich's outer ring road is a short drive to the north, where access is provided to Norwich railway station and the A11. Hall Road and Ipswich Road (the A140) link to the A47, which is just over 1 mile to the south. The A47 connects to Great Yarmouth in the east and the Midlands in the west.

Bessemer House is situated at the Bessemer Road entrance to the estate. There is an Asda superstore, Costa Coffee and an Aldi just to the north.

### Description

The property comprises a self-contained, two-storey brick build building under a flat roof, with generous parking provisions.

The ground floor offers a combination of cellular offices, kitchen facilities and male & female WCs. There are two sets of stairs to the first floor, which currently has partitions in situ, but these are to be removed to provide mostly open plan space.

The specification includes:

- Suspended ceilings, with recessed lighting
- Painted walls
- Gas-fired central heating, with perimeter radiators
- Double-glazing
- Carpets

### Accommodation

The following net lettable floor areas are provided:

Ground floor	1,044 sq ft	(97 sq m)
First floor	1,724 sq ft	(160 sq m)
<b>Total</b>	<b>2,768 sq ft</b>	<b>(257 sq m)</b>

There are a total of **14 on-site car parking spaces**, which represents a ratio of one space per 198 sq ft.

### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The quoting rent is **£33,250 per annum**.

Please note that the existing tenant's lease will expire on 5 October 2020.

### Energy Performance Certificate

A copy of the EPC is available upon request.

### Business Rates

The property is currently not on the rating list, so the Rateable Value will need to be reassessed.



### Enquiries

For further information, or to view the property, please contact:

#### Will Jones

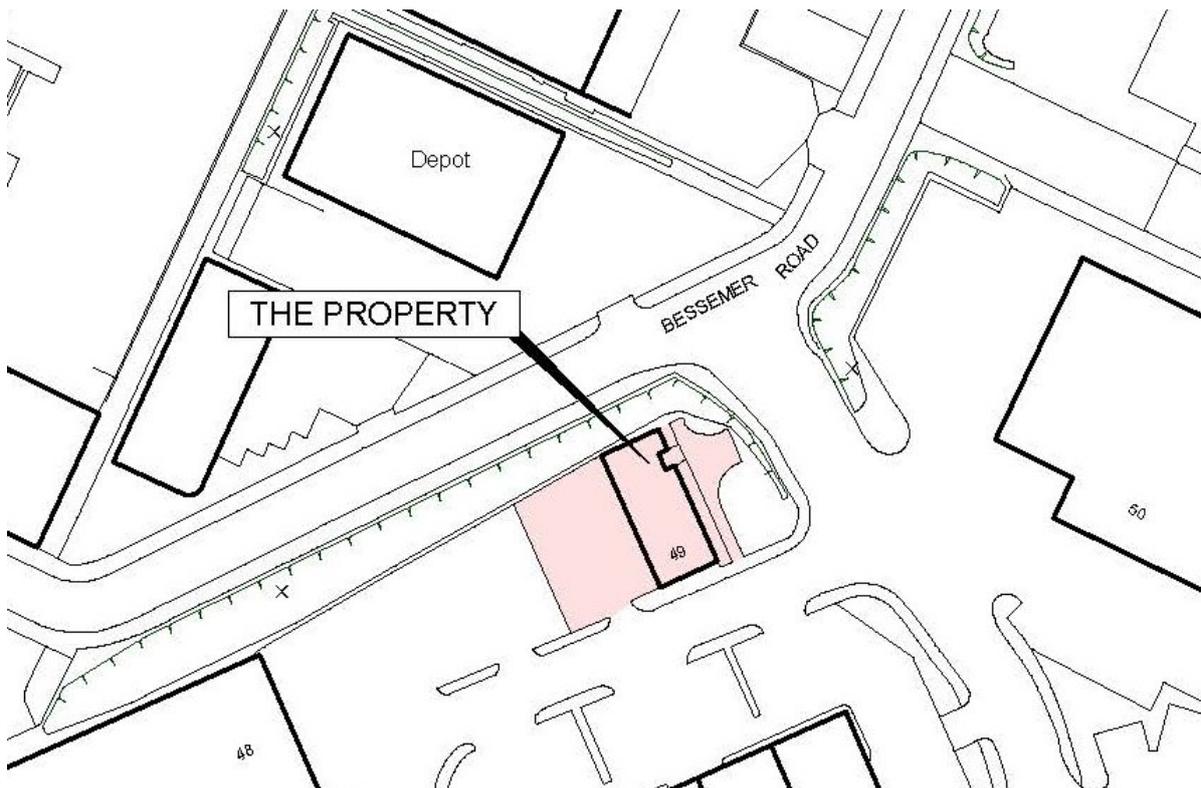
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