



UNIT 12, WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG

**TO LET | MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT
3,538 SQ FT (329 SQ M)**

- Established south Norwich location
- 318 sq ft of ground floor offices
- 5m to eaves
- Easy access to outer ring road, A140 and A47

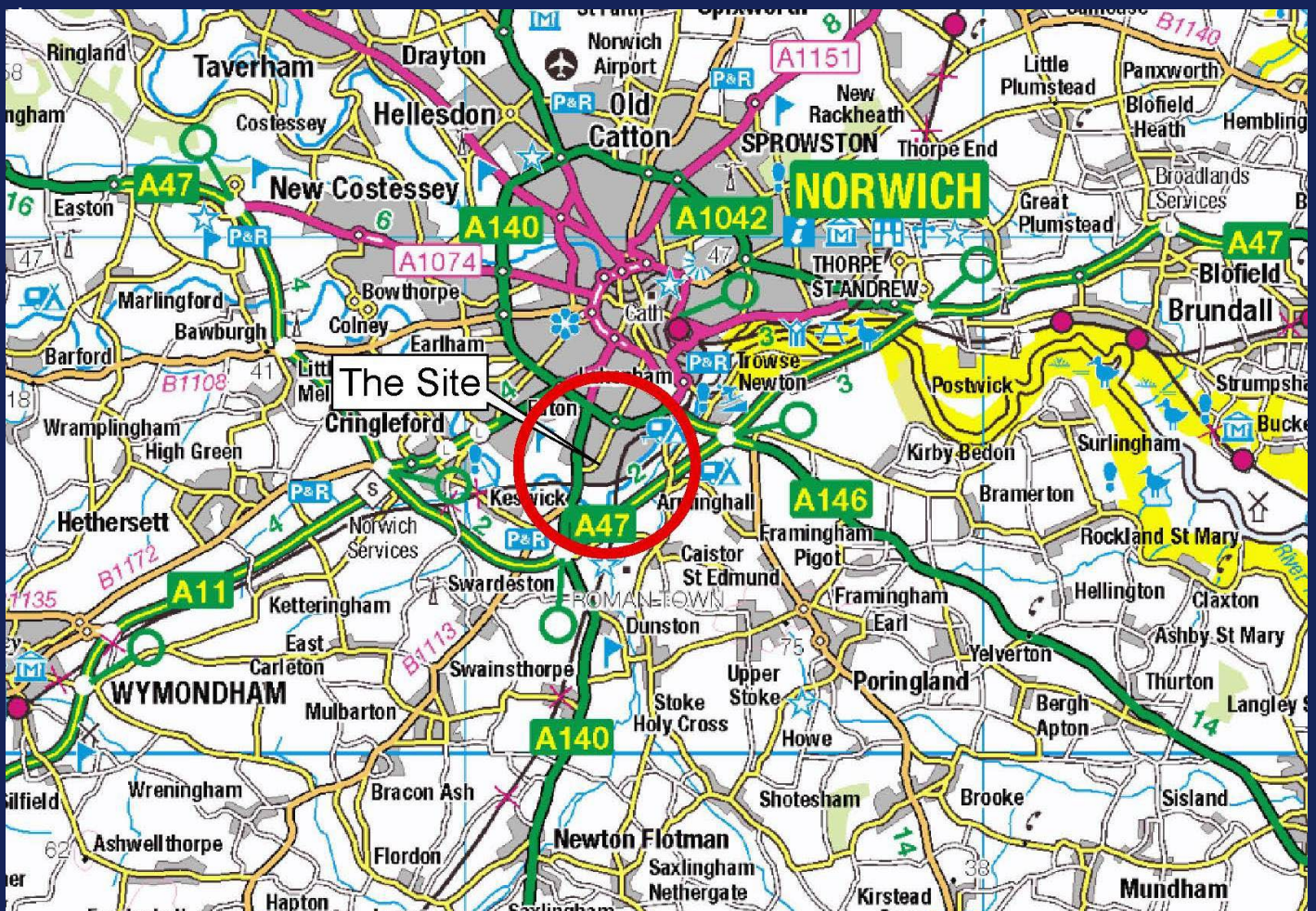
LOCATION

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

The outer ring road is a short drive to the north, and the A47 is just over 1 mile away, accessed via Hall Road and Ipswich Road (A140). The A47 connects to Great Yarmouth in the east and King's Lynn and beyond to the Midlands in the west.

The A11 provides a dual carriageway link to Cambridge approximately 60 miles to the south-west and has a direct link to Ipswich and the east coast ports via the A140.

Other occupiers on the estate include Screwfix, Toolstation, Bunzl and Howdens in the adjoining unit. There's an Aldi food store, ASDA, Greggs and Costa Coffee close by.



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SUMMARY

Description

The property is a mid-terraced unit of steel portal frame construction with part brick and part steel clad elevations.

The warehouse area is column-free under a single pitched roof, with a concrete floor and an eaves height of 5m. Access is via an electronically operated roller shutter door.

There is a ground floor office area, with kitchen and WCs.

Externally at the front, there is a brick weave yard/forecourt with parking for 5 cars.

Accommodation

The following gross internal floor area is provided:

Warehouse	3,220 sq ft (299 sq m)
Ground floor offices	318 sq ft (30 sq m)
Total	3,538 sq ft (329 sq m)

Additional information

Terms

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

The quoting rent is **£37,150 per annum.**

Business Rates

According to the business rates section of the gov.uk website, the property has a rateable value of £33,500.

Estate Charge

There is an estate charge, calculated on a pro rata basis, to cover the maintenance and upkeep of the common areas. Further details upon request to the sole agents.

EPC

The property has an energy rating of D. A copy of the EPC is available upon request.

Postcode

NR4 6DG

GALLERY



Enquiries

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