



Warehouse/industrial unit
3,344 sq. ft. (311 sq. m)

- Situated to the rear of the Livestock Market, south of Norwich City centre
- Quick and easy access to the A47 Norwich southern bypass
- 4.9 m (16 ft.) eaves height
- Neighbouring units also available

**UNIT 58, NORWICH LIVESTOCK MARKET,
HALL ROAD, NORWICH, NR4 6EQ**

TO LET

Location

The unit is located to the rear of the Norwich Livestock Market, off Hall Road, to the south of the City centre. The Livestock Market is ideally situated between the A47 southern bypass and the outer ring road, providing good access to Norwich and the rest of the region.

Other occupiers close by include B&Q, GAP Hire and the Calor Centre.

Description

The property is an end terraced unit of steel portal frame construction, with brick & block walls and insulated roof with skylights.

There is a small kitchen, two WCs, storeroom and first floor office located within the main warehouse. The eaves height is 4.9 m (16 ft.).

Accommodation

The following gross internal floor area is provided:

	Sq Ft	Sq M
Ground floor	3,164	(294)
First floor	180	(17)
Total	3,344	(311)

Terms

The premises are currently occupied however the Tenant is vacating by July 2022. A new full repairing and insuring lease from the Landlord is available.

Price upon application.

Business Rates

According to the VOA website, the premises have a rateable value of £16,000.

EPC

The property has an Asset Rating of 118 which falls within Band E.

A copy of the EPC is available upon request.

Viewings

By appointment with the sole letting agents, Bidwells:

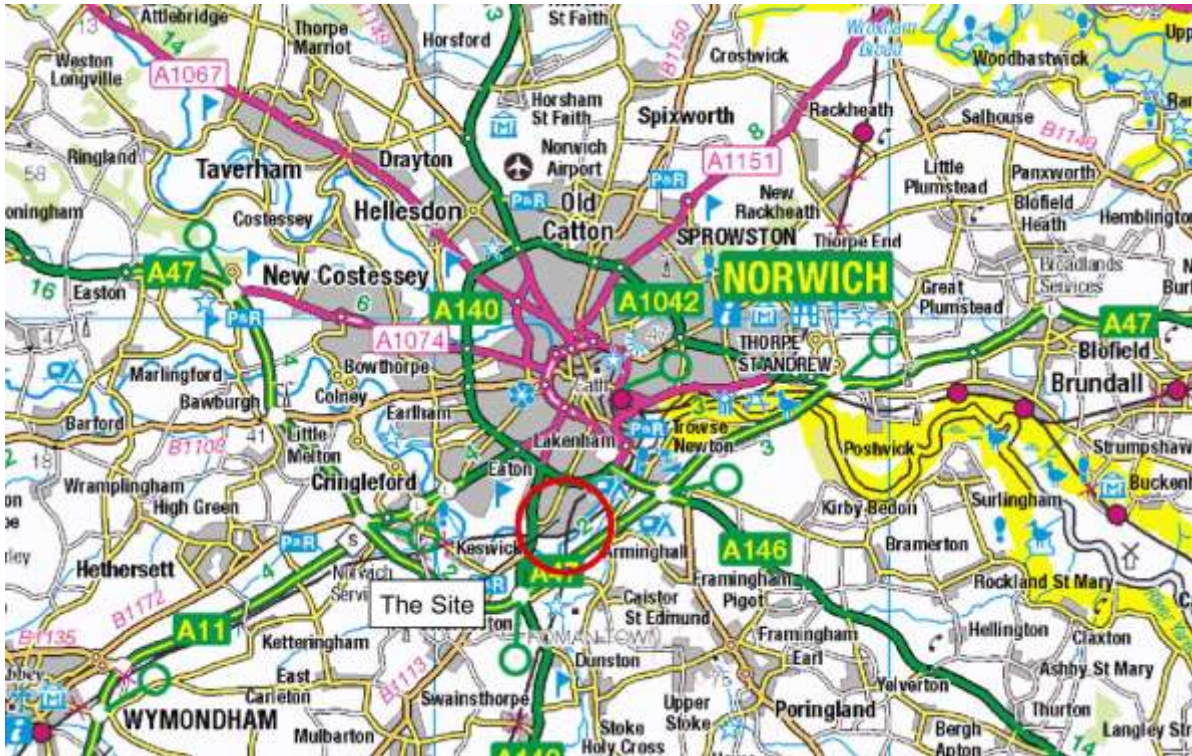
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