



Warehouse / light industrial unit
4,047 sq. ft. (376 sq. m)

- Ground floor showroom & first floor offices
- Quick and easy access to the A47 Norwich southern bypass
- 4.9 m (16 ft.) eaves
- Yard space and parking

**UNIT 59, 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.

Accommodation

The property is an end terraced unit, steel portal frame construction with brick and block walls and insulated roof with rooflights. It comprises an open warehouse with 4.9m (16 ft) eaves height. There is a showroom, kitchen and WCs located on the ground floor with offices, additional kitchen and toilet areas to the first floor.

Ground floor	3,620 sq ft (336.31 sq m)
First Floor	427 sq ft (39.67 sq m)
	4,047 sq ft (375.98 sq m)

There is space for circa 5 cars at the front.

Lease

The premises are available by way of a new full repairing and insuring lease.

Rental

Details upon application.

Business Rates

According to the Valuation Office Agency the property has a Rateable Value of £23,750 for the year 2025/26.

Please contact Norwich City Council for confirmation of these figures on 01603 212898.

Services

We understand that mains water, drainage and 3-phase electricity are connected to the unit, although these have not been tested.

EPC

The unit has an asset rating of C74 valid until 15 May 2033.

Service Charge

A service charge will be levied to cover the cost of the upkeep of the common parts of the estate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the letting.

Viewings

Strictly by appointment only with the sole letting agents, Bidwells:

Chris Squirrel
01603 229 323
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Important Notice

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