

white Lodge

Trading Estate

Brand New Light
Industrial/Warehouse
Distribution Development

Units 15–18

White Lodge Trading Estate
Hall Road, Norwich
NR4 6DJ

To Let

6 new units
7,459 to 50,289 sq ft
totalling **81,612 sq ft**

Sought after south Norwich
location with easy access to
the **A47**

///bills.pink.purple



Available
for occupation
October 2023

Nearby
Occupiers

ASDA

Topps Tiles

B&Q

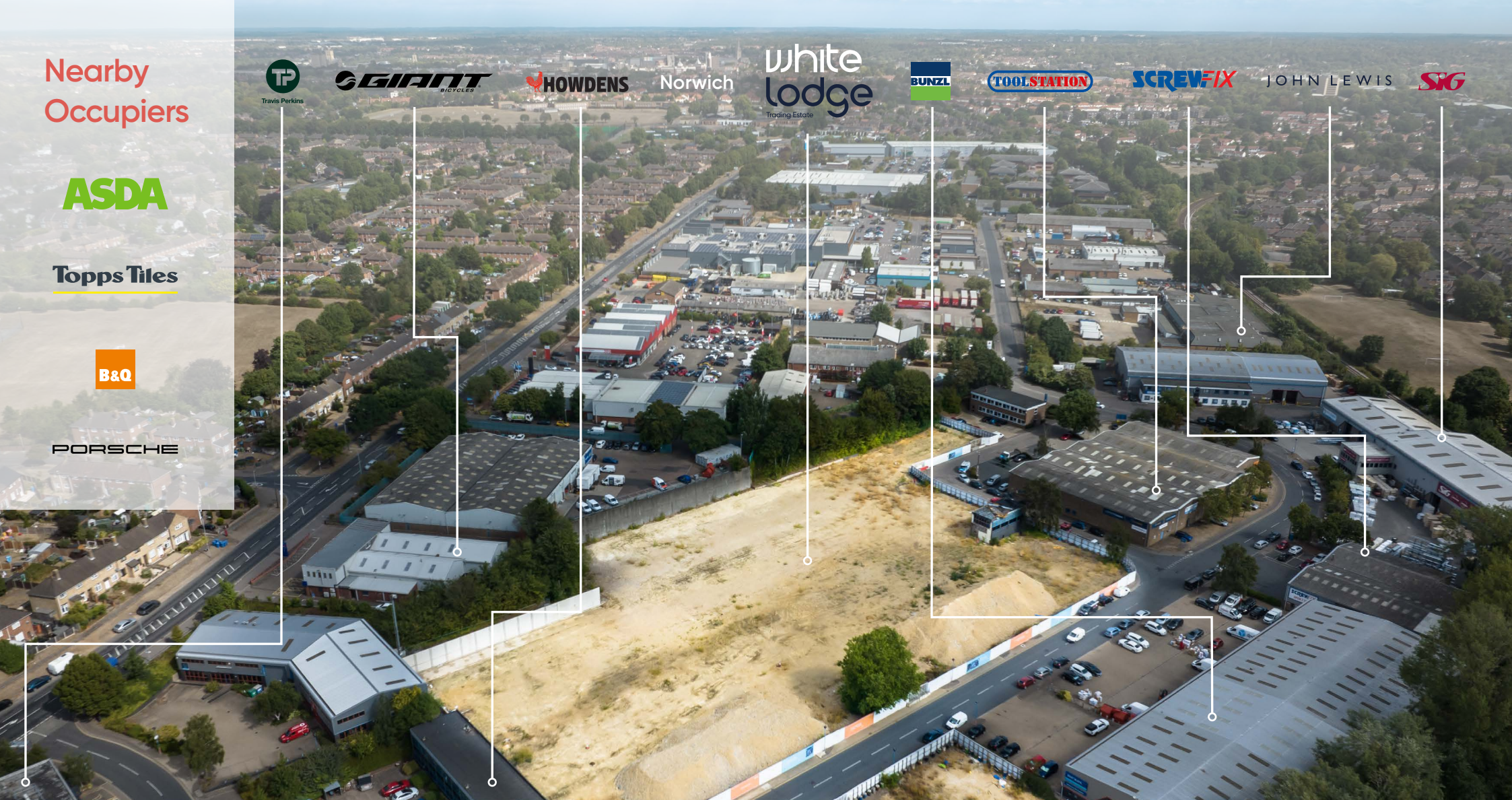
PORSCHE



Norwich

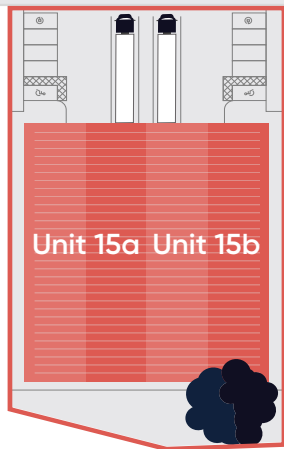
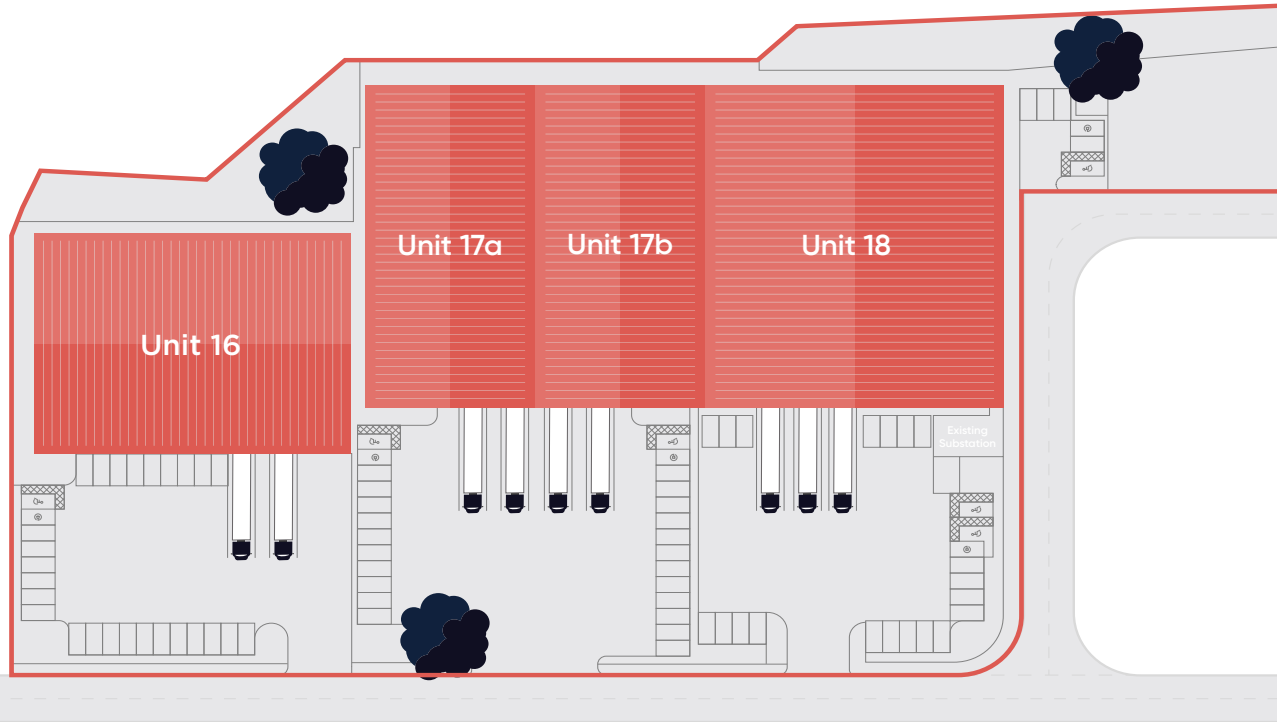


JOHN LEWIS



Up to 50,289 Sq Ft

Six brand new units 7,459 – 50,289 sq ft



Electronically operated loading doors



EV charging points



Direct access to A47



PV solar panels



Minimum haunch heights 8–10m



Yard depths up to 42m



Floor loading 50 kN/m²



Dedicated Unit Car Parking

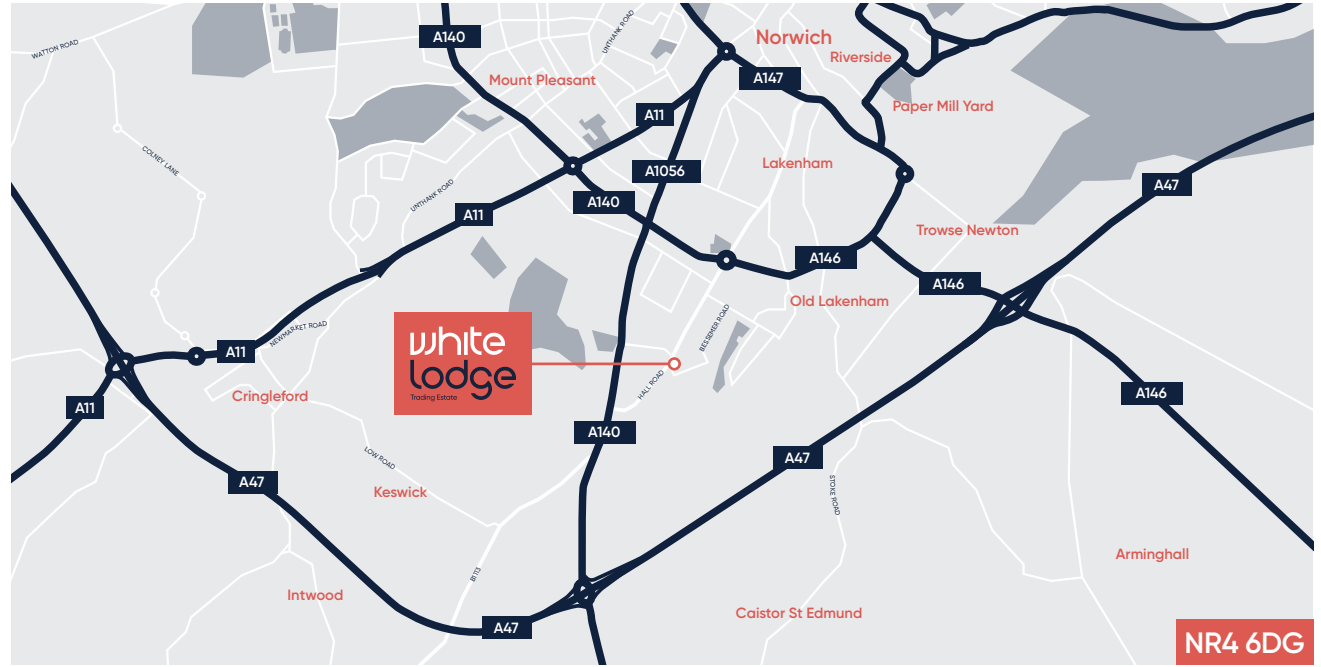
The new scheme will provide six new industrial / warehouse units built to a high specification, integral yard areas and provision for office installation subject to negotiation.

The units will be of steel portal frame construction under a pitched roof with metal clad elevations.

Please note there is potential for units to be adapted to suit occupier's specific requirements.

The following gross internal floor areas will be provided.

| UNIT | SQ FT | SQ M |
|--------------|---------------|--------------|
| Unit 15a | 7,459 | 693 |
| Unit 15b | 7,459 | 693 |
| Unit 16 | 16,404 | 1,524 |
| Unit 17a | 13,132 | 1,220 |
| Unit 17b | 13,024 | 1,210 |
| Unit 18 | 24,133 | 2,242 |
| TOTAL | 81,612 | 7,582 |



Easy access to the A47 and Outer Ring Road

The White Lodge Trading Estate is situated in one of Norwich's most sought after, established and accessible locations on the south side of the City. The A47 is just over 1 mile away, accessed via Hall Road and Ipswich Road (the 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 60 miles to the south-west and there is a direct link to Ipswich and the east coast ports via the A140.

Terms

The units are now available on new FRI leases for a term to be agreed. Rent upon application.



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| Location | Miles | Time |
|----------------|-------|---------------|
| Norwich | 2.8 | 10 mins |
| A11 | 1.4 | 4 mins |
| A47 / A140 | 1.3 | 3 mins |
| Great Yarmouth | 21.2 | 26 mins |
| Felixstowe | 56.2 | 1 hr 10 mins |
| M11 | 65.9 | 1 hrs 10 mins |