



## **UNITS 15A & 15B WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG**

**TO LET | BRAND NEW TRADE COUNTER / WAREHOUSE /  
LIGHT INDUSTRIAL UNIT  
7,541 TO 15,082 SQ FT (701 TO 1,402 SQ M)**

- Established south Norwich location
- Shell and core finish
- Solar roof panels
- 8.48m to eaves
- Easy access to A47, A140 and outer ring road



## LOCATION

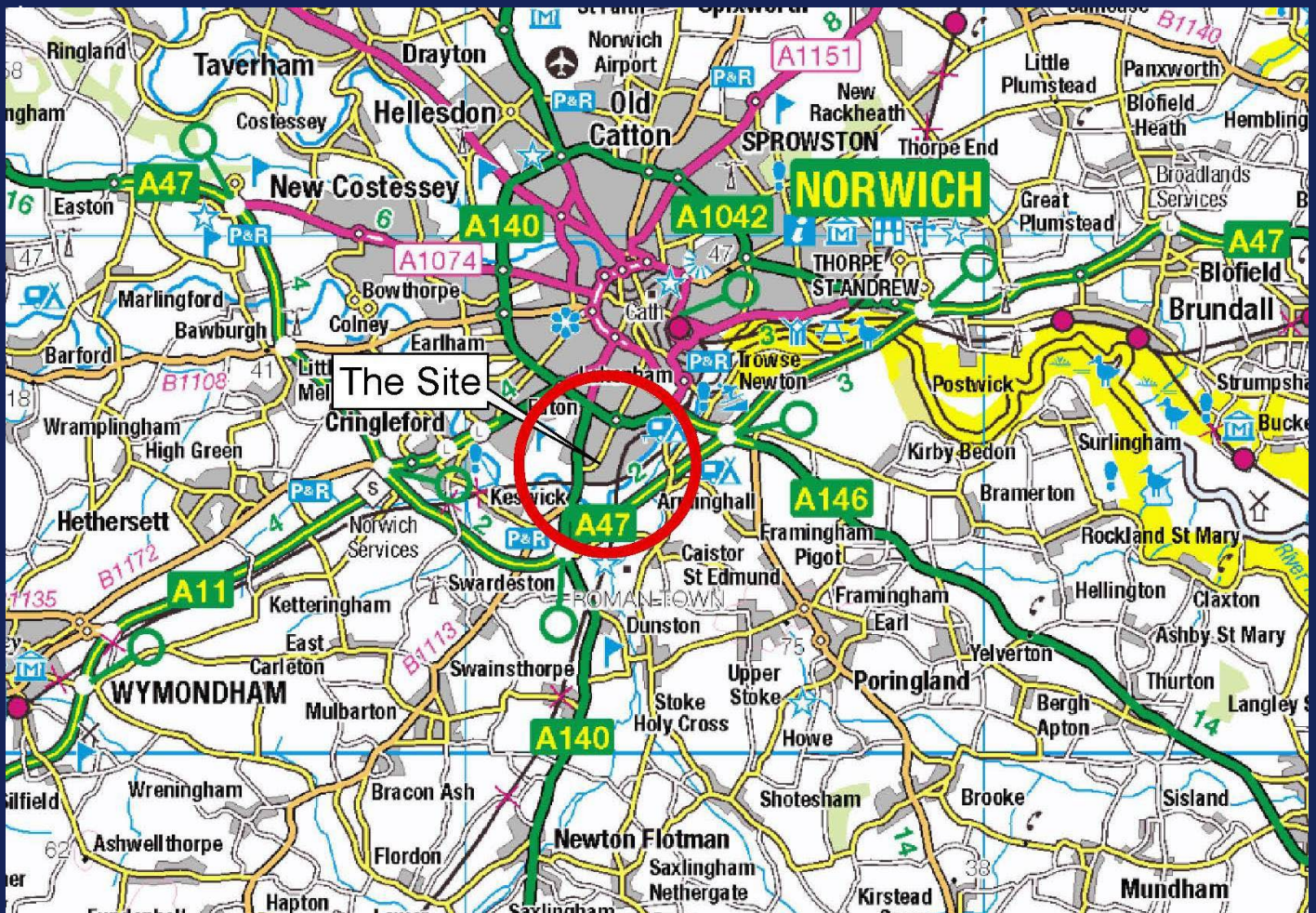
The White Lodge Trading Estate is situated in Norwich's most sought after, established and accessible location, on the south side of the city.

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 60 miles to the south-west and there is a direct link to Ipswich and the east coast ports via the A140.

Units 16 and 17/18 which also form part of the same new development, have now been let to BSS and SIG, respectively.

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



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## SUMMARY

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### Description

The property comprises a brand new stand-alone unit of steel portal frame construction with steel clad elevations.

The shell and core specification includes, two electronically operated roller shutter doors, two trade counter entrances, a concrete floor loading of 50 kN per sq m, roof lights and an eaves height of 8.48m.

The power generated by the solar roof panels feeds back for the direct benefit of the occupier. Gas and water are provided to the front of the unit.

Externally, there is a good-sized yard/forecourt and four EV charging points.

### Accommodation

The following Gross Internal Area is provided:

Unit 15A -	7,541 sq ft	(701 sq m)
Unit 15B -	7,541 sq ft	(701 sq m)
<b>Total -</b>	<b>15,082 sq ft</b>	<b>(1,402 sq m)</b>

### Additional information

#### Terms

The property is available either as a whole, or in part, by way of a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

#### Planning

The planning permission allows for up to 20% of the ground floor area to be used for sales / trade counter.

#### Business Rates

The Rateable Value is to be assessed.

#### Estate Charge

There is an estate charge to cover the maintenance and upkeep of the common areas.

#### EPC

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

#### Postcode

NR4 6DG



## GALLERY

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### Enquiries

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