



UNITS 16-18 WHITE LODGE TRADING ESTATE HALL ROAD, NORWICH, NR4 6DG

- Design & Build opportunity
- Norwich's most accessible and sought-after location
- Easy access to the A47 and outer ring road
- 14,834 to 54,758 sq ft (1,387 to 5,087 sq m)

TO LET

Location

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.

Occupiers on the Estate include SIG, John Lewis, Euro Car Parts, Screwfix and Howdens.

Description

The new scheme will provide four new industrial/warehouse units built to a high specification, with first floor offices and integral yard areas. The units will be of steel portal frame construction under a pitch roof with metal clad elevations.

The specification will include:

- Electronically operated loading doors, potential to provide docks
- Clear height of 10 metres to eaves
- High quality first floor offices, which can be increased up to 20% of the floor area.
- Dedicated car parking
- The largest single unit will total 54,758 sq ft



Accommodation

The following gross internal floor areas will be provided:

Unit 16	17,601 sq ft	1,635 sq m
Unit 17A	14,834 sq ft	1,387 sq m
Unit 17B	14,834 sq ft	1,387 sq m
Unit 18	25,090 sq ft	2,331 sq m
Combined Total (17A/B, 18)	54,758 sq ft	5,105 sq m

Please note units can be easily combined or adapted to suit occupier's specific requirements.

Terms

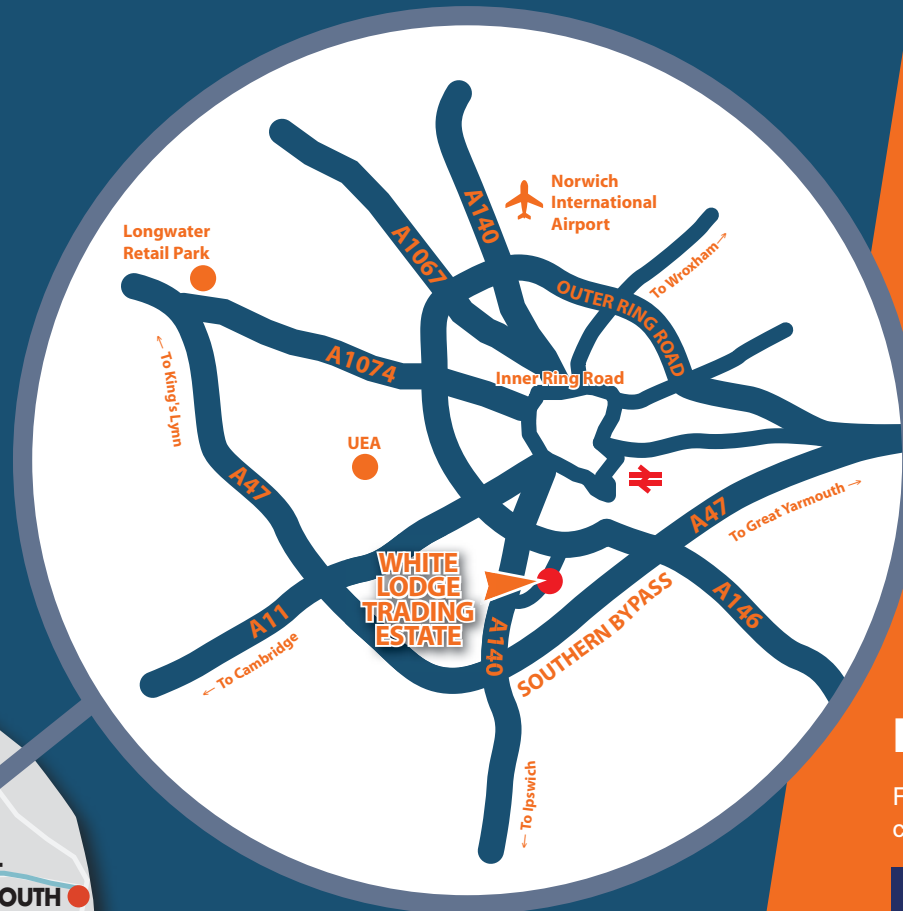
The units are available by way of new full repairing and insuring leases for a term to be agreed. Rent upon application.

Other occupiers on the estate:



Distances

Norwich City centre.....	2.0 miles
Railway station	2.5 miles
A11	1.4 miles
A47	1.2 miles
Felixstowe	55 miles
A14	40 miles
M11.....	65 miles



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecodeew.co.uk. Disclaimer: these particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising there from. All statements are made without responsibility on the part of the agents or their vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise.

Enquiries

For further information please contact the joint agents:



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