

white lodge

Trading Estate

Brand New Light
Industrial / Warehouse
Distribution Development

Units 15A&B

White Lodge Trading Estate
Hall Road, Norwich
NR4 6DG

To Let

Two units remaining,
totalling **15,082 SQ FT**

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

///bills.pink.purple



Nearby
Occupiers

ASDA

Topps Tiles

B&Q

PORSCHE



Location

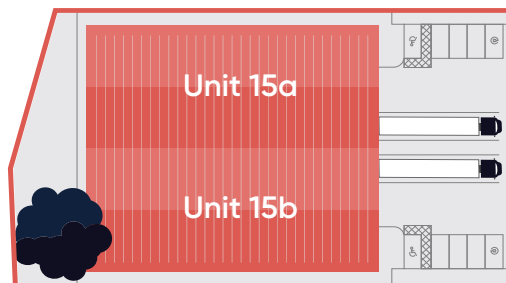
Hall Road

Norwich City Centre



Up to 15,028 Sq Ft

Two units remaining 7,541 sq ft each



UNIT	SQ FT	SQ M
Unit 15a	7,541	701
Unit 15b	7,541	701
TOTAL	15,082	1,402

The new scheme provides six brand new industrial/warehouse units built to a high specification. The units are of steel portal frame construction under a pitched roof with metal clad elevations. The two final remaining units can be taken together or separately. The planning permission for these units allows for up to 20% of the round floor area to be used for sales/trade counter use.

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.



Electronically operated loading doors



EV charging points



8.48m haunch height



18.5m yard depth



Direct access to A47



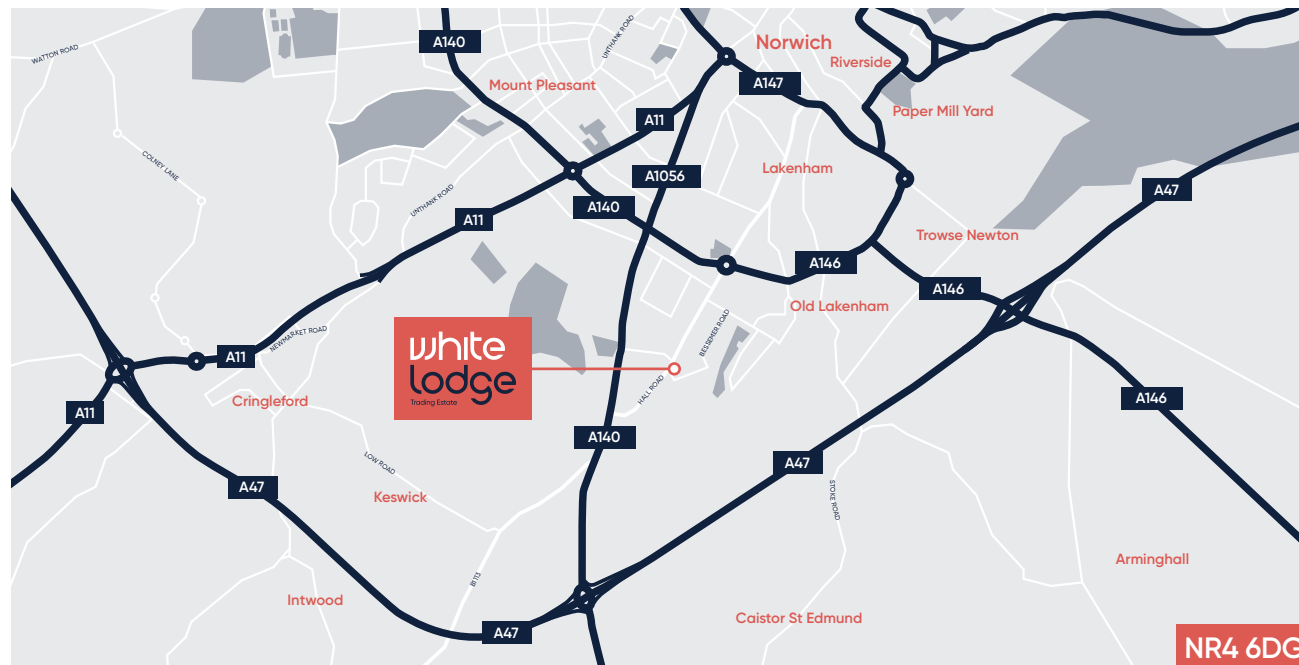
PV solar panels



Floor loading 50 kN/m2



Dedicated Unit Car Parking



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.



0 203 889 1010

Jonjo Lyles
+44 (0) 7388 488 252
jonjo.lyles@m1agency.co.uk

Sophie Cordery
+44 (0) 7825 380 457
sophie.cordery@m1agency.co.uk



0160 376 3939

William Jones
+44 (0) 7899 061 892
william.jones@bidwells.co.uk

Chris Squirrel
+44 (0) 7887 830 124
chris.squirrel@bidwells.co.uk

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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