

# Norwich Livestock Market, Hall Road Norwich NR4 6DW

6,115 sq.ft - 9,039 sq.ft plus secure yard 9,176 sq.ft approx

EXCELLENT WAREHOUSE / TRADE COUNTER

- Large secure fenced yard
- Recently refurbished ready for immediate occupancy
- Loading area to front and rear
- Car parking to front of building
- Nearby to A47 Southern bypass and the outer ring road.



### Location:

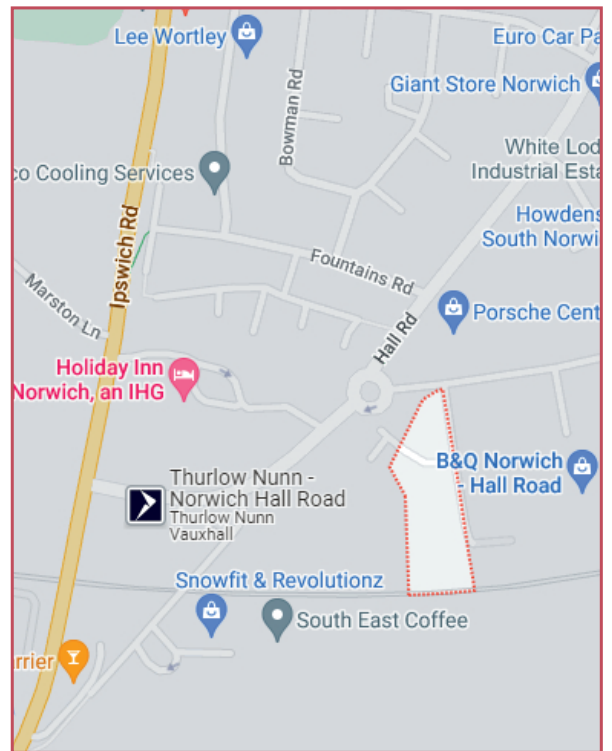
This excellent warehouse is well located just to the south of Norwich city centre, off Hall Road, adjoining Gilchrist Motor Services, and immediately adjacent to The Range, B&Q, B&M and almost opposite the modern Porsche building.

Nearby is the A47 southern bypass and the outer ring road.

### Accommodation:

This is a prominent single storey self contained warehouse with a fenced front area and an unusually large secure fenced yard (circa 9,176 sq.ft) to the side. The premises have industrial / warehouse and /or trade counter use.

Loading access is from both the front and rear elevations of the property, plus useful mezzanine area if required. Car parking to the front of the building. Height to eaves circa 20'00" (6.00m). All main services are connected.



### Floor area:

Ground Floor: 6,115 sq.ft approx  
Mezzanine: 2,924 sq.ft approx  
Side Secure Yard: 9,176 sq.ft approx

### Rating Assessment:

Rateable value assessment is £32,750 p.a. (subject to verification).

### Rent:

Upon application

### Lease:

A new FRI lease will be available for a term to be agreed.



### Legal Costs:

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

### Central London Office:

Cashel House  
15 Thayer Street  
London  
W1U 3JX  
T: 0207 487 4451  
M: 07956 599 037

### North London Office

Gordon House  
1-6 Station Road  
London  
NW7 2JU  
T: 0208 959 0143  
M: 07956 599 037

### Viewings & Further Information:

Strictly through Richard Lionel & Partners  
By Calling :  
**Richard L Daniels**  
T: 07956 599 037  
**Barry Smith**  
T: 07779 306 355

These particulars are prepared as a general outline for prospective tenants/purchasers and do not constitute nor form part of an offer or contract. These details should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any of the services and/or facilities are in good working condition and order. Prospective tenants/purchasers should make their own enquiries to be satisfied as to the accuracy of these property details. All rents etc are exclusive of VAT where appropriate.