



## UNIT 22-23, WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG

**TO LET | MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT  
4,180 TO 10,483 SQ FT (388 TO 974 SQ M)**

- Prime south Norwich location
- 5m to eaves
- Easy access to A47, A140 and the outer ring road
- **To be refurbished - available Q4 2025**



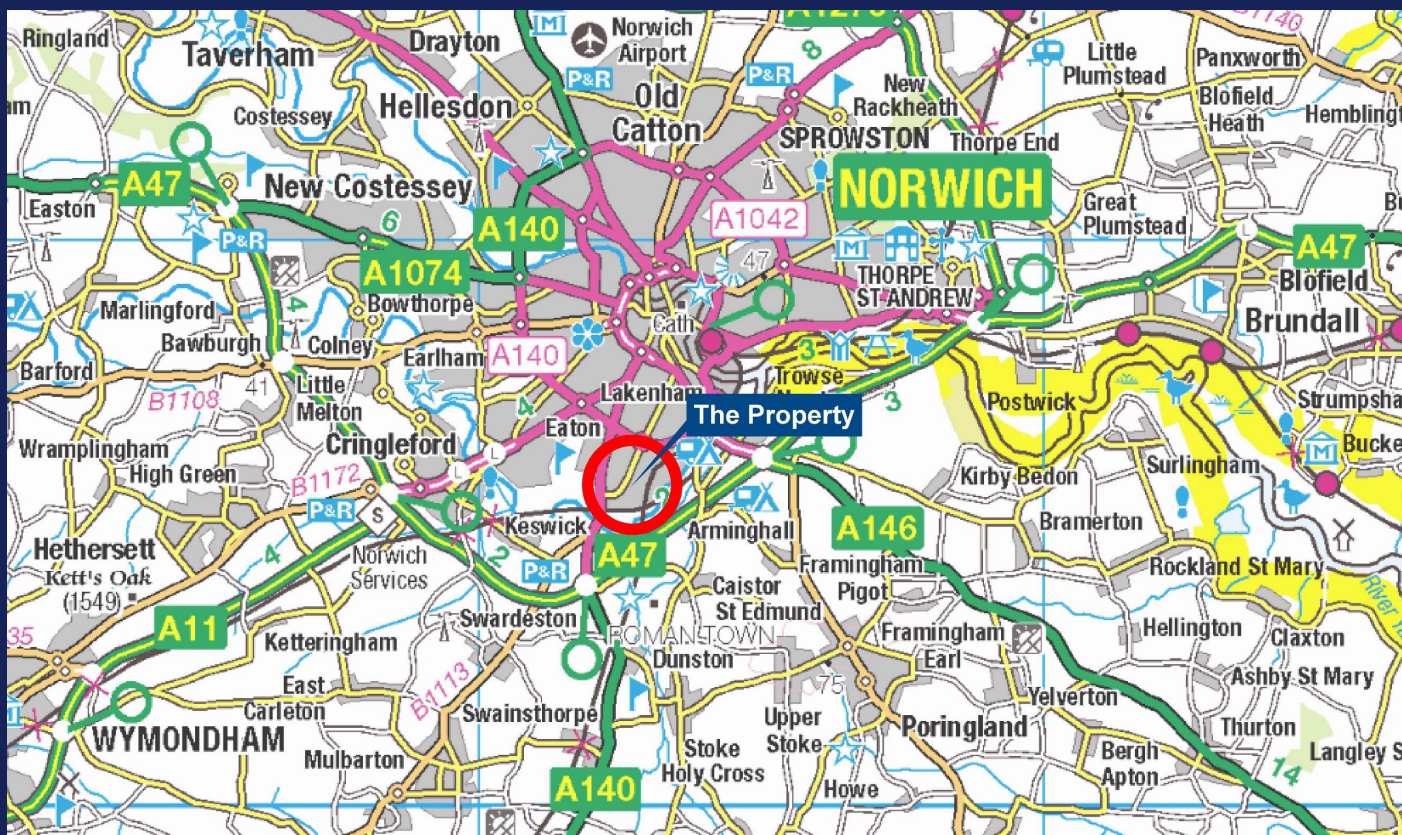
## LOCATION

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.

Other occupiers on the estate include Screwfix, Toolstation, Bunzl, Howdens and SIG. There is an Aldi food store, ASDA, Greggs and Costa Coffee close by, just to the north.



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## SUMMARY

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### Description

The property comprises two adjacent mid-terraced units of steel portal frame construction with part brick and part steel clad elevations.

The warehouse area is column-free under a pitched roof, with a concrete floor and an eaves height of 5m. Access is via two roller shutter doors at either end of the front elevation.

There is a ground floor store, with a kitchen and WCs. On the first floor there are open plan office areas, which benefit from carpets, suspended ceilings and electric storage heaters.

Externally at the front, there is a brick weave yard/forecourt, with parking for 16 cars.

### Accommodation

The following gross internal floor areas are provided:

#### Unit 22

Warehouse	5,234 sq ft (486 sq m)
Ground ancillary	563 sq ft (52 sq m)
First floor offices	506 sq ft (47 sq m)

**Total 6,303 sq ft (586 sq m)**

#### Unit 23

Warehouse	3,654 sq ft (339 sq m)
Ground ancillary	263 sq ft (24 sq m)
First floor offices	263 sq ft (24 sq m)

**Total 4,180 sq ft (388 sq m)**

The units are available either separately or together, with the total size being **10,483 sq ft (974 sq m)**.

### Additional information

The property is to be refurbished, with completion scheduled for Q4 2025.

Please note that the adjoining unit, 21 providing 5,784 sq ft, is also available so larger requirements can potentially be catered for.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

### Business Rates

The unit is currently rated with the adjoining unit 21, so it will need to be reassessed.

### Estate Charge

There is an estate charge to cover the maintenance and upkeep of the common areas which is apportioned on a pro-rata basis.

Further details upon request to the sole agents.

### EPC

The EPC will be updated following the works to the unit.

### Enquiries

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