



UNIT 51 WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG

**TO LET | PROMINENT ROADSIDE SHOWROOM
SUITABLE FOR ALTERNATIVE USES (STP)
8,665 SQ FT (805 SQ M)**

- Prime south Norwich location with frontage to Hall Road
- Extensive showroom
- First floor offices with rear storage area
- Ample parking

LOCATION

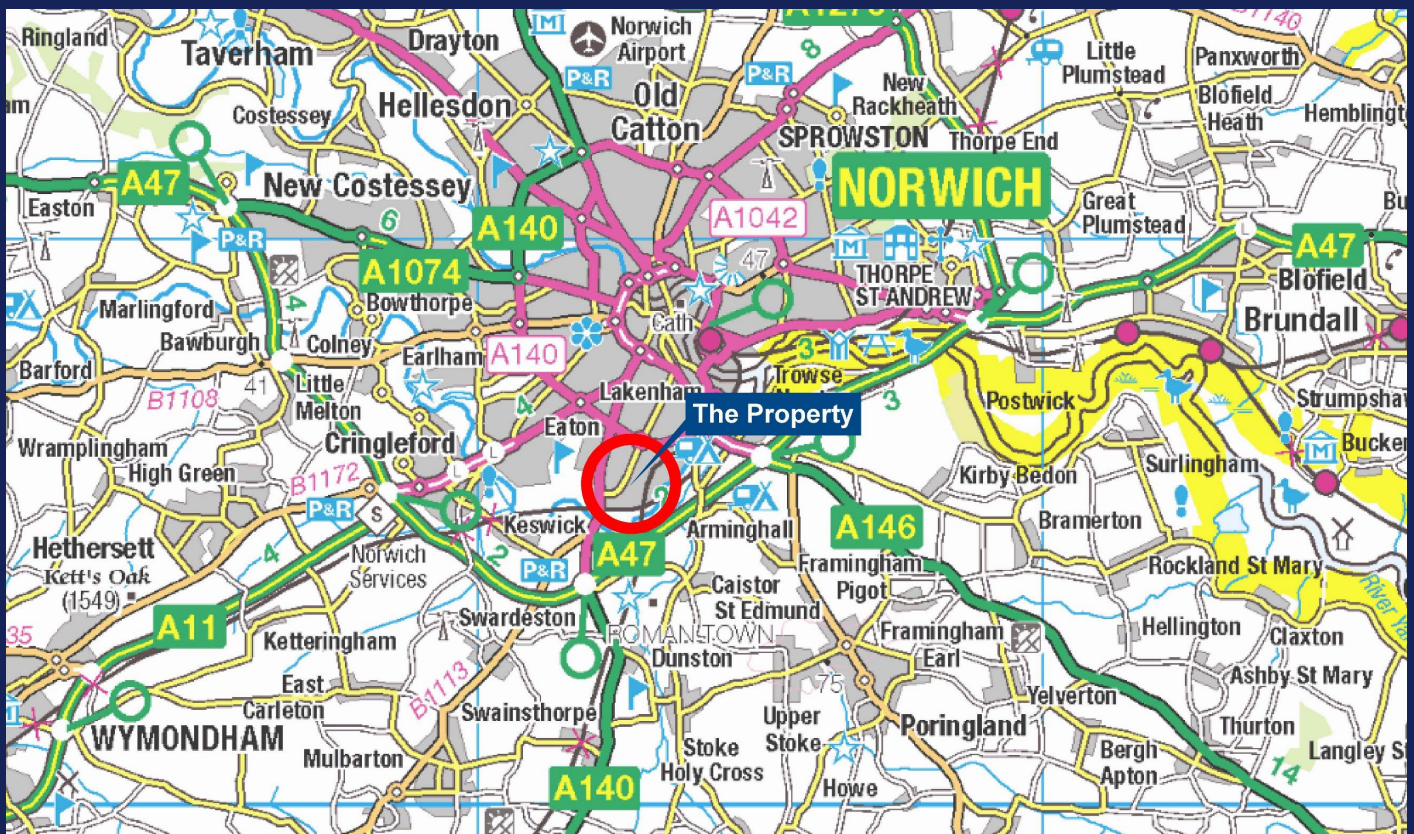
The property forms part of the White Lodge Trading Estate, which is situated in Norwich's most sought after, established and accessible location, on the south side of the City.

The A47 is just over 1 mile away, accessed via Ipswich Road (A140). The estate is also within easy reach of the outer ring road, a short drive to the north.

The A47 connects to Great Yarmouth in the east and King's Lynn & 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.

This section of Hall Road is a popular location for showrooms and the motor trade. Occupiers include Group 1 Assured, Euro Car Parts, In'n'Out Autocentre, Porsche Norwich and a Jewsons builders merchant. Just to the north is an Asda superstore, Greggs, Costa Coffee and a Hungry Horse family restaurant.



SUMMARY

Description

The property comprises a detached showroom, with ancillary offices, storage and parking at the front and side. It occupies a highly prominent position fronting the busy Hall Road.

The unit is of steel portal frame construction under a double pitched roof with, brick and profiled metal elevations.

On the ground floor is an extensive showroom with floor to ceiling height display windows, offices, WCs and a staff room. There is also a rear store with side roller shutter door.

The first floor is mostly open plan offices, with a kitchen and WCs.

Accommodation

The gross internal floor area is as follows:

	sq ft	sq m
Ground Floor	6,966	647
First Floor	1,699	158
Total	8,665	805

Ground floor split

Showroom	4,594	427
Rear Stores	1,585	147

Additional information

Use

The current use is for a bicycle related retail shop which falls within class E of the Use Classes Order.

Alternative uses will be considered.

Terms

The property is currently vacant but let to Giant UK who have a lease which expires in June 2033, with a break clause as at June 2028.

A new full repairing and insuring lease for a term to be agreed is available direct from the Landlord.

Rent upon application.

EPC

The property has an energy rating of C (72).

A copy of the EPC is available upon request.

Business Rates

According to the business rates section of the gov.uk website, the property has a rateable value of £71,500.

Legal Costs

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

Further Information

For further information please contact the sole letting agents:

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