



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

**TO LET | LIGHT INDUSTRIAL / WAREHOUSE UNIT  
2,095 SQ FT (195 SQ M)**

- Detached unit with offices
- Established and sought-after south Norwich location
- Generous parking with secure external storage area
- Easy access to the A47, A140 and Outer Ring Road

## LOCATION

The White Lodge Trading Estate is situated in Norwich's most sought after, established and accessible locations on the south side of the city.

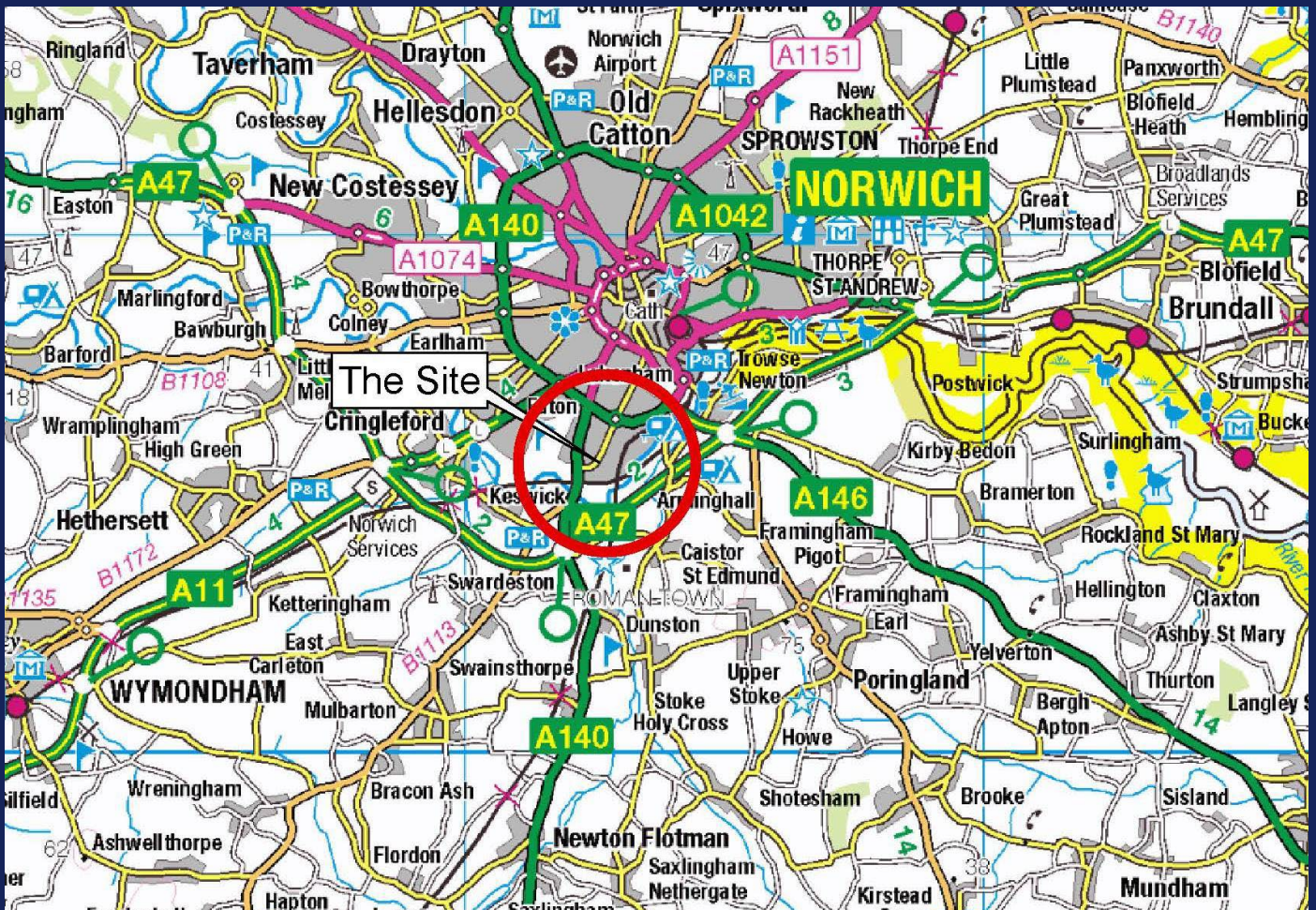
The outer ring road (A146) is a short drive to the north, and the A47 is just over 1 mile away, accessed via Hall Road and the Ipswich Road (A140).

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. The A140 a direct link to Ipswich, and beyond to the east coast ports.

A popular trade counter location, other occupiers on the estate include Screwfix, Howdens Toolstation, Bunzl and BSS. There is an Aldi food store, ASDA, Greggs and Costa Coffee close by.

Sat Nav – NR6 4DG



## SUMMARY

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### Description

The property is situated close to the main entrance of the estate. It is a detached unit of steel portal frame construction, with brick and steel-clad elevations under a single pitched roof.

The warehouse area is column-free, with a concrete floor and two electronically operated loading doors. There is also a reception area / office area, with male & female WCs and a kitchen.

### Accommodation

The gross internal floor area (GIA) is:

**Ground floor - 2,095 sq ft (194.6 sq m)**

Externally, the property benefits from parking for 10 cars and a secure fenced storage area.

### Additional information

#### Lease

The property is currently held on an FRI lease to expire in August 2030, with a tenant only break clause and rent review in January 2028.

For further information, including the rent passing, please contact the sole agents.

#### Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £15,750.

#### Energy Performance Certificate

The property has an energy rating of 97 D.

#### Further information

For further information, or to arrange a viewing, please contact the sole agents:

#### Will Jones

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# GALLERY

