



## White Lodge Trading Estate, Hall Road, Norwich, NR4 6DG

### UNIT 15 - A BRAND NEW SELF-CONTAINED INDUSTRIAL WAREHOUSE UNIT

|                       |   |
|-----------------------|---|
| <b>Tenure</b>         | To Let  |
| <b>Available Size</b> | 7,541 to 15,082 sq ft / 700.58 to 1,401.16 sq m |
| <b>Business Rates</b> | N/A   |
| <b>EPC Rating</b>     | Upon enquiry                                    |

- Available now
- Self-contained
- Easy access to the A46 and outer ring road
- Dedicated Car parking
- PV solar panels
- Floor loading 50 kN/m<sup>2</sup>
- EV charging

## Description

The new scheme provides six brand new industrial/warehouse units built to a high specification. The units are built of steel portal frame construction under a pitch roof with metal clad elevations.

## Location

White Lodge Trading Estate is situated on the southern side of Norwich, a sought after industrial logistics location.

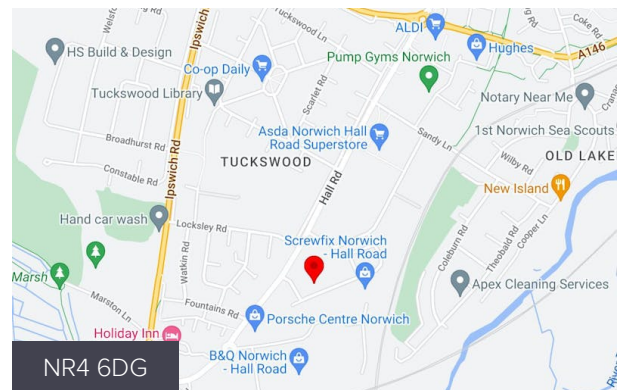
The A47 is just over 1 mile away, accessed via Hall Road and Ipswich Road (the A140). The A47 connects to Great Yarmouth in the east and King's Lynn and beyond to the Midlands in the west. The A11 provides a dual carriageway link to Cambridge 60 miles to the south-west and there is a direct link to Ipswich and the east coast ports via the A140.

Occupiers on the Estate include SIG, Travis Perkins, John Lewis, Euro Car Parts, Screwfix and Howdens.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - 15    | 15,082        | 1,401.16        | Available    |
| <b>Total</b> | <b>15,082</b> | <b>1,401.16</b> |              |



## Viewing & Further Information

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