



## UNIT 21, WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG

**TO LET | MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT  
5,784 SQ FT (537 SQ M)**

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

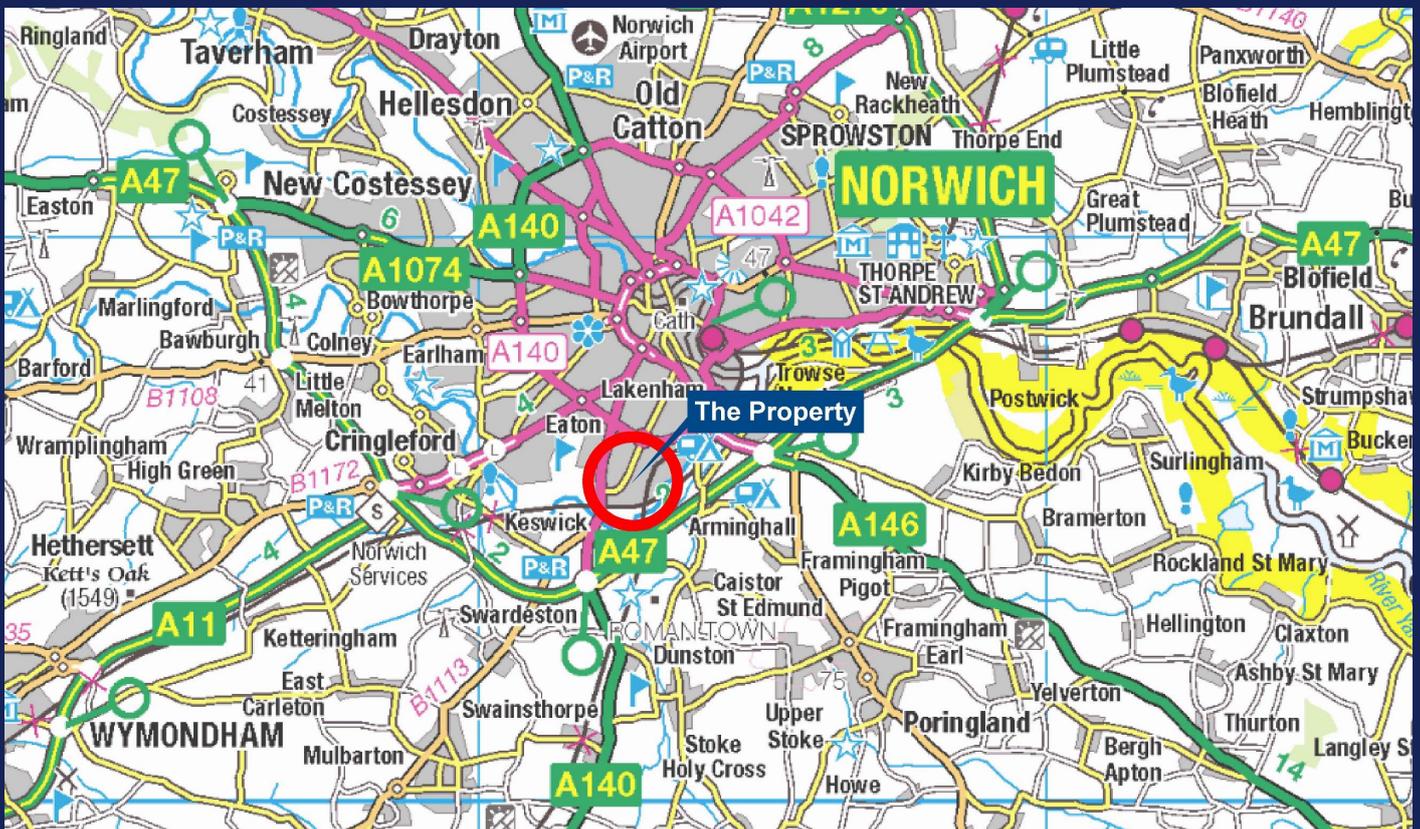
## LOCATION

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 is a mid-terraced unit of steel portal frame construction with part brick and part steel clad elevations.

The warehouse area is column-free under a single pitched roof, with a concrete floor and an eaves height of 5m. Access is via an electronically operated roller shutter door.

There is a ground floor office, with kitchen and WCs. The area above accessed via some stairs, can be used as additional storage.

Externally at the front, there is a brick weave yard/forecourt, with parking for 8 cars.

### Accommodation

The following gross internal floor area is provided:

Warehouse	5,288 sq ft (491 sq m)
Office / ancillary	496 sq ft (46 sq m)
<b>Total</b>	<b>5,784 sq ft (537 sq m)</b>

Please note that the adjoining unit, 22-23 providing 10,483 sq ft, is also available.

Both units are to be refurbished which is scheduled for completion in Q4 2025.

### Additional information

#### 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 units 22-23, 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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