



## 43 WHITE LODGE TRADING ESTATE, NORWICH NR4 6DG

**TO LET | SHELL & CORE WAREHOUSE/TRADE COUNTER  
6,478 SQ FT (601 SQ M)**

- Double fronted unit and yard
- Refurbishment to include a brand-new roof with guarantees
- Prime commercial location to the south of the city
- Easy access to A47, A140 and the outer ring road

## LOCATION

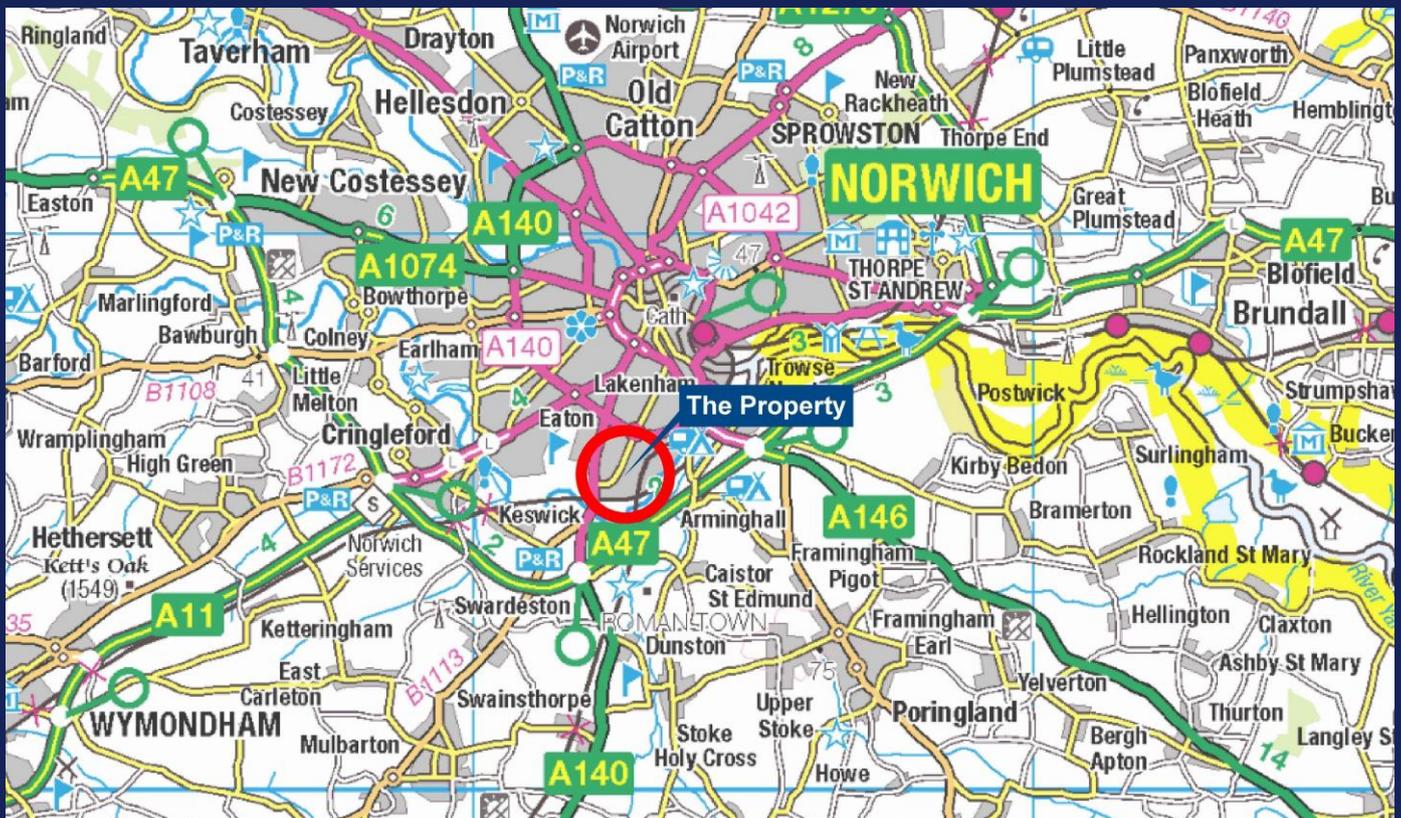
The White Lodge Trading Estate is situated in Norwich's most sought after, established and accessible location, on the south side of the city.

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.

The site is situated just off the Bessemer Road entrance to the estate.



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## SUMMARY

### Description

This end of terrace unit is a double fronted unit which occupies a prominent corner plot position within the estate.

The unit is essentially L shaped with the left-hand side unit being the smaller area providing a potential trade counter/ office and welfare facilities. The right-hand right unit has the warehouse roller door as well as a personnel door. This is the main storage warehouse.

Refurbishment works are underway to provide an open plan and flexible white boxed unit with a new roof provided with guarantees.

The main incoming power supply will be relocated to a more suitable location.

The lowest eaves are 5.98 m. There is space externally for approximately 17 cars.

### Accommodation

The unit provides the following Gross Internal Area.

Sq Ft	Sq M
<b>6,478</b>	<b>601.82</b>

### Terms

A new lease is available for a term to be agreed.

### Quoting Rent

On application.

### Energy Performance Certificate

The unit has an EPC asset rating of C67.

### Business Rates

The current Rateable Value is £45,750. 26/27 RV

### Legal Costs

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

### Enquiries

#### Chris Squirrell

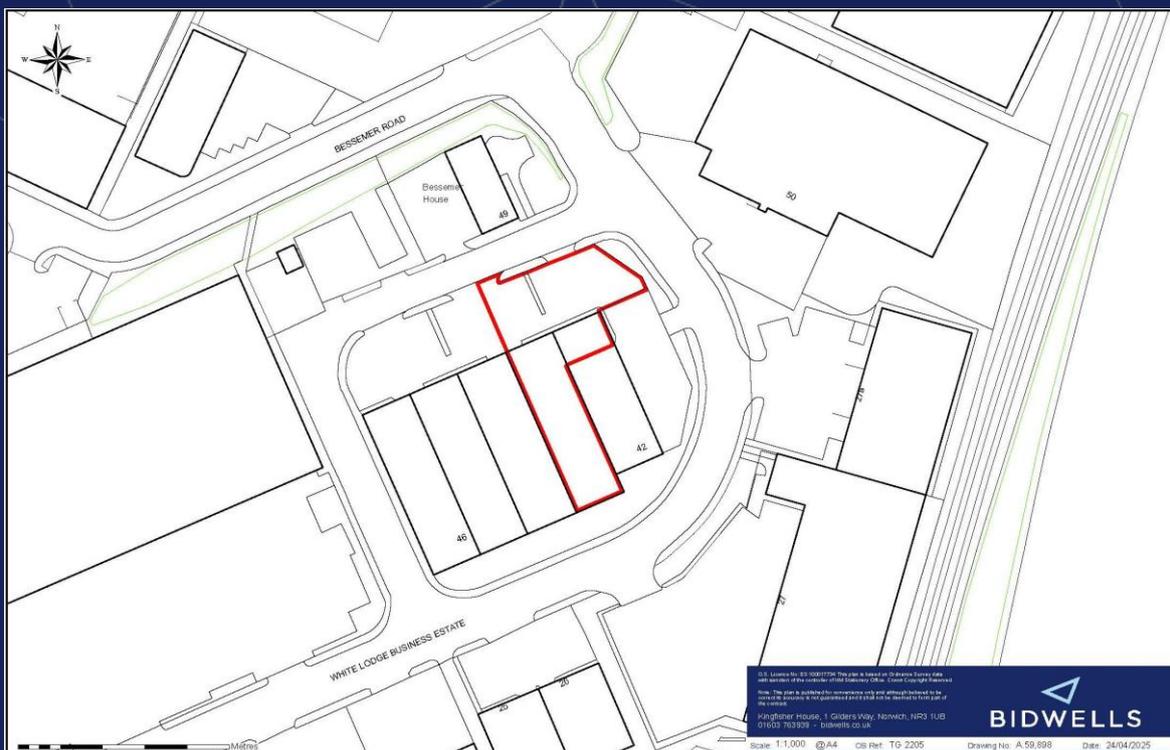
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# GALLERY

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