



KESTREL HOUSE, HALL ROAD, NORWICH NR4 6DG

TO LET | SELF-CONTAINED OFFICES WITH PARKING 4,614 SQ FT (429 SQ M)

- Established south Norwich location with easy access to the A47
- Mostly open plan space, with basement storage
- Excellent parking - 21 on site spaces (1:220 sq ft)
- To be refurbished
- Suitable for alternative uses (subject to planning)

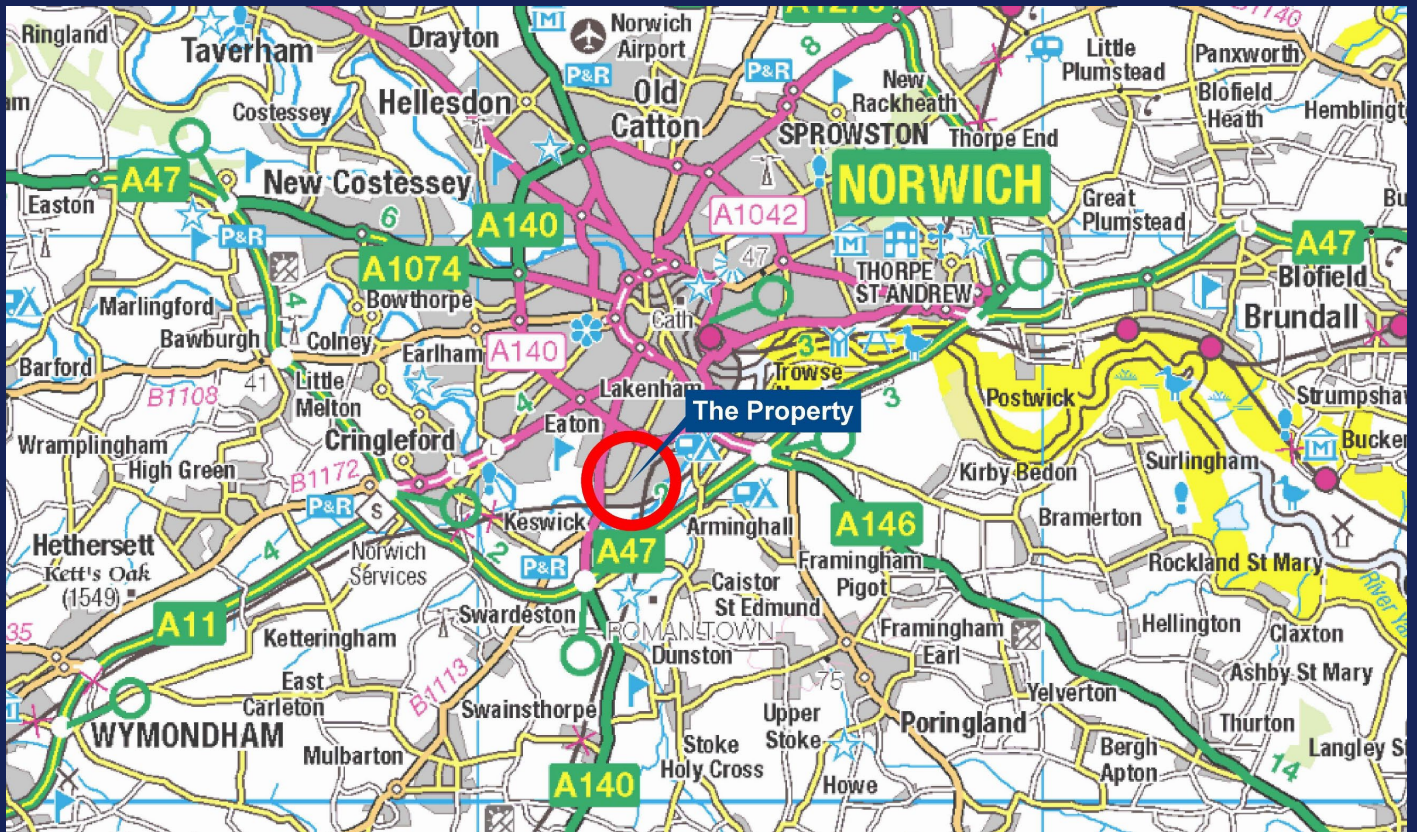
LOCATION

Kestrel House is prominently situated on the south side of Norwich at the main entrance to the White Lodge Trading Estate, just off Hall Road. Easy access is provided to the A47 just over 1 mile away, via the A140 Ipswich Road. Norwich's outer ring road is also within a short drive to the north.

Near by amenities include an Asda superstore, Greggs, Costa coffee, The Gym Group and a Hungry Horse family restaurant.

Norwich is the principal commercial & administrative centre of East Anglia and is located approximately 60 miles north-east of Cambridge and 45 miles north-west of Ipswich.

Norwich Railway Station provides two services per hour to London Liverpool Street, with the quickest journey time taking 1 hour 50 minutes.



SUMMARY

Description

Kestrel House is a prominent self-contained office building, with a generous amount of on-site car parking.

The ground floor provides predominantly open plan accommodation with excellent natural light, and includes a meeting room, kitchen and disabled WC situated off the main reception area.

The first floor also offers open plan accommodation with a meeting room, a tea point and male & female WCs.

The specification includes:

- Comfort cooling
- Carpets
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Window blinds
- Metal framed windows

Accommodation

The following net internal areas are provided:

Ground floor	2,023 sq ft	(188 sq m)
First floor	1,922 sq ft	(179 sq m)
Lower ground floor	669 sq ft	(62 sq m)
Total	4,614 sq ft	(429 sq m)

A total of 21 on-site car spaces are provided, which represents a ratio of 1:220 sq ft.

When the current tenant vacates in April, the property will be refurbished. Further details upon request to the sole agents.

Additional information

Terms

The property is available by way of a new full repairing & insuring lease for a term to be agreed.

Rent upon application.

EPC

The property has an Asset Rating of 98 which falls within band D.

A copy of the EPC is available upon request.

Rateable Value

According to the VOA website from 1 April 2026 the property will have a rateable value of £50,000.

Further Information

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

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GALLERY

