



UNIT 51 WHITE LODGE TRADING ESTATE, HALL ROAD, NORWICH NR4 6DG

**TO LET | FIRST FLOOR OFFICES WITH PARKING
SUITABLE FOR ALTERNATIVE USES
1,159 SQ FT (108 SQ M)**

- Prime south Norwich location with frontage to Hall Road
- Mostly open plan, with separate meeting room & kitchen
- 10 on-site parking spaces

LOCATION

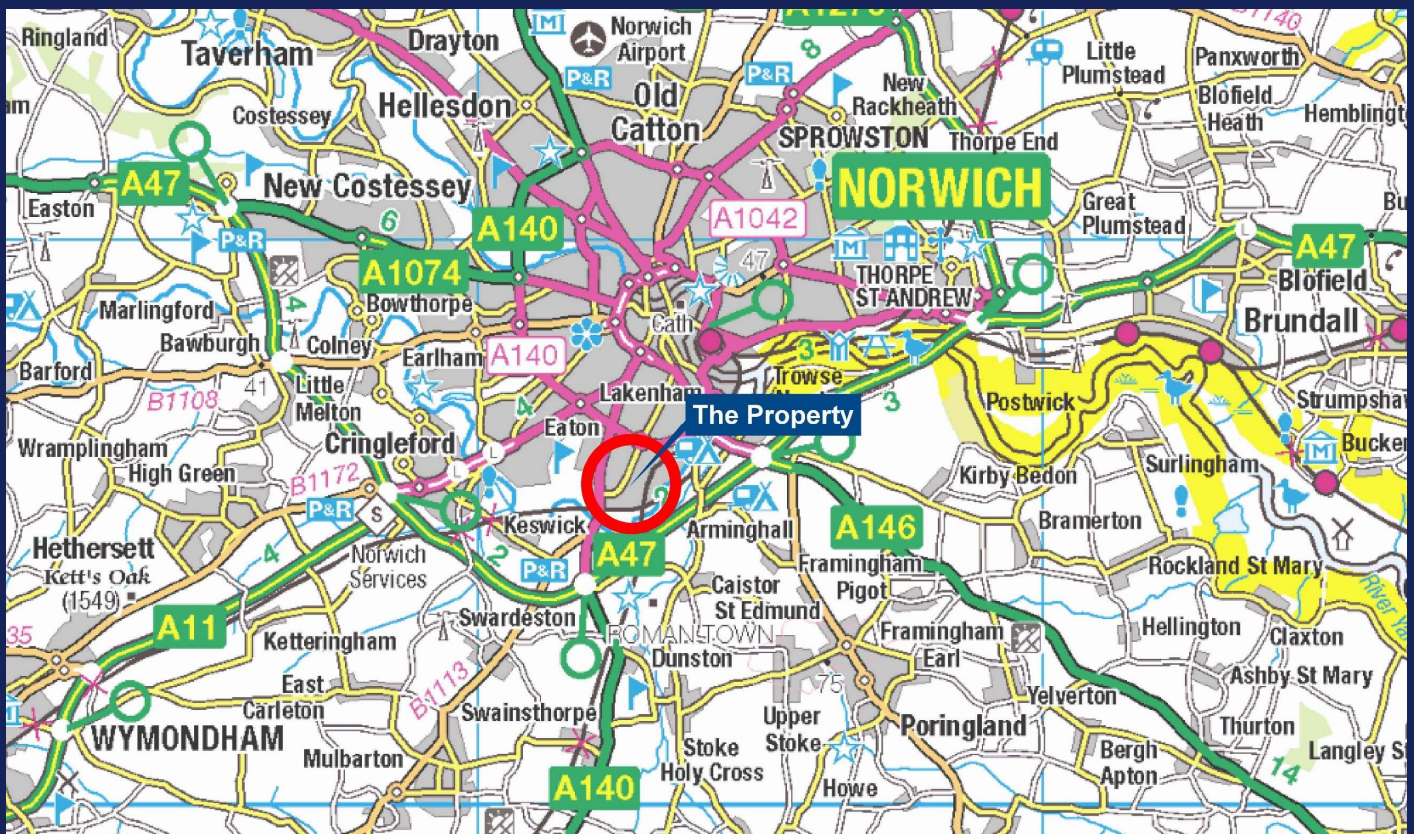
The property forms part of the White Lodge Trading Estate, which is situated in Norwich's most sought after, established and accessible location, on the south side of the City.

The A47 is just over 1 mile away, accessed via Ipswich Road (A140). The estate is also within easy reach of the outer ring road, a short drive to the north.

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 and there is a direct link to Ipswich and the east coast ports via the A140.

This section of Hall Road is a popular location for showrooms and the motor trade. Just to the north is an Asda superstore, Greggs, Costa Coffee, The Gym Group and a Hungry Horse family restaurant.



SUMMARY

Description

The self-contained offices are situated on the first floor of the Sound Sleep showroom, which occupies a highly prominent position fronting the busy Hall Road.

Mostly open plan in layout, the space also benefits from a separate meeting room/office, kitchen, shower room and male & female WCs. The entrance is next to the showroom entrance, along the northern elevation of the property.

The specification includes carpeted raised floors, suspended ceilings with recessed lighting, perimeter radiators and comfort cooling.

Accommodation

The net lettable floor area is **1,159 sq ft (108 sq m)**.

Up to **10 on-site car parking spaces** can be made available to be included within the rent.

Additional information

EPC

The property has an energy rating of C (72).

A copy of the EPC is available upon request.

Terms

A new full repairing and insuring sub-lease is available for a term to expire no later than September 2030.

The quoting rent is **£13,950 per annum**.

Alternative uses such as leisure, palates, etc., will be considered.

Business Rates

The occupier will be required to make a contribution towards the rates payable on a pro-rata basis.

Legal Costs

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

Further Information

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

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GALLERY

