



Unit 59 Norwich Livestock Market, Hall Road, Norwich, NR4 6EQ  
*To Let | Distribution Warehouse, Industrial, Light Industrial,  
Warehouse, Industrial / Warehouse | 4,047 sq ft (375.98 sq m)*

# Summary

## Description

The property is an end terraced unit of steel portal frame construction with brick and block walls and insulated roof with rooflights. It comprises an open warehouse with 4.9m (16 ft) eaves height. There is a showroom, kitchen and WCs located on the ground floor with offices, additional kitchen and toilet areas to the first floor.

## Specification Includes

- Ground floor showroom & first floor offices
- Quick and easy access to the A47 Norwich southern bypass
- 4.9 m (16 ft.) eaves
- Yard space and parking

## Additional Information

### Business rates

Rateable Value: £32,000

Rates Payable: £13,824 per annum  
26/27 RV

### Services

Provided upon application

### Postcode

NR4 6EQ

### Terms

Available upon request

### Legal Costs

Each party to bear their own costs

### Value added tax

Applicable

### EPC

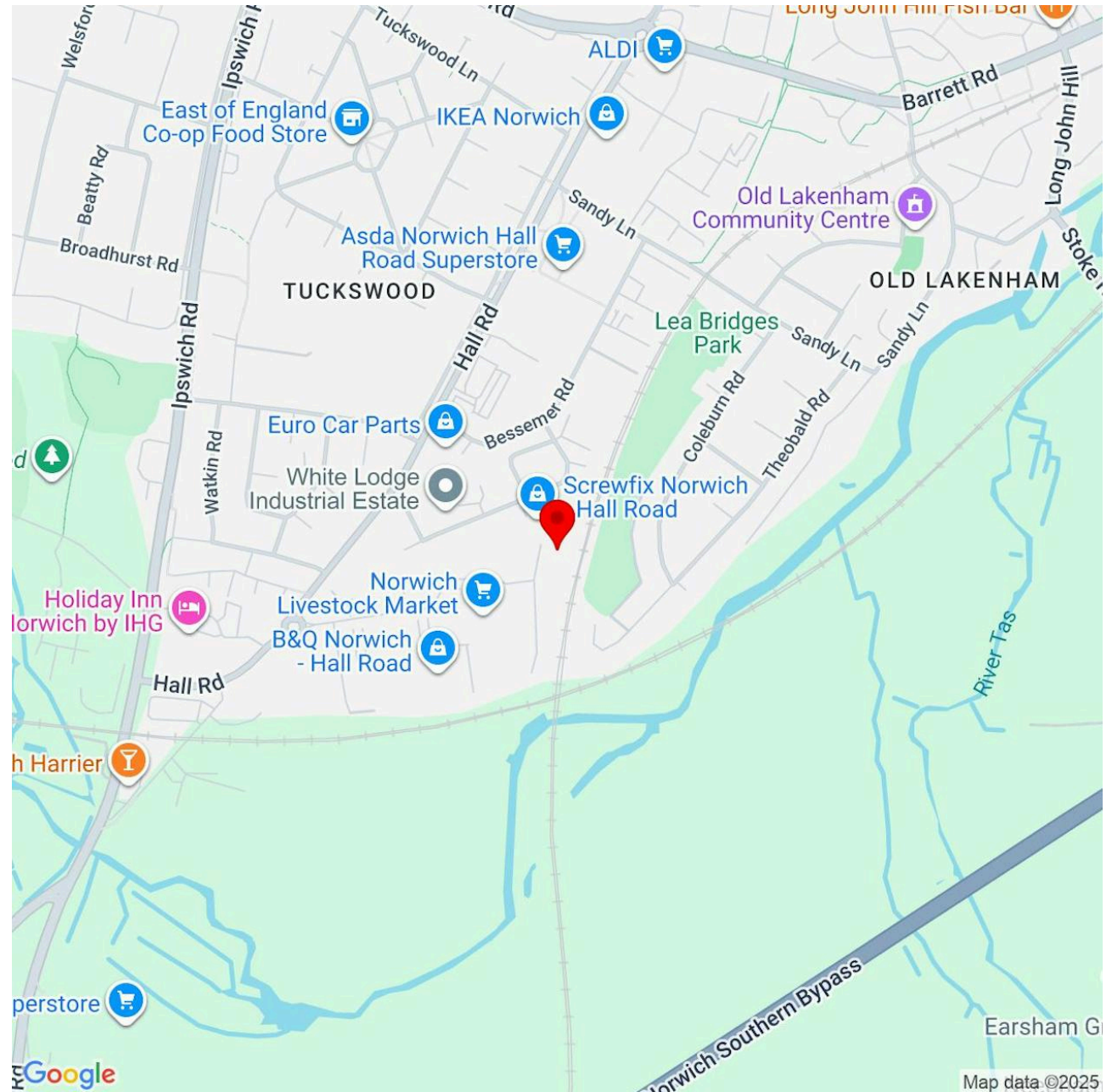
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# Location

The unit is located to the rear of the Norwich Livestock Market, off Hall Road, to the south of the City centre.

The Livestock Market is ideally situated between the A47 southern bypass and the outer ring road, providing good access to Norwich and the rest of the region.



# Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Ground - Ground Floor	3,620	336.31	Available
1st - First Floor Offices	427	39.67	Available
Total	4,047	375.98	



# Gallery



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## Get in touch with our experts



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