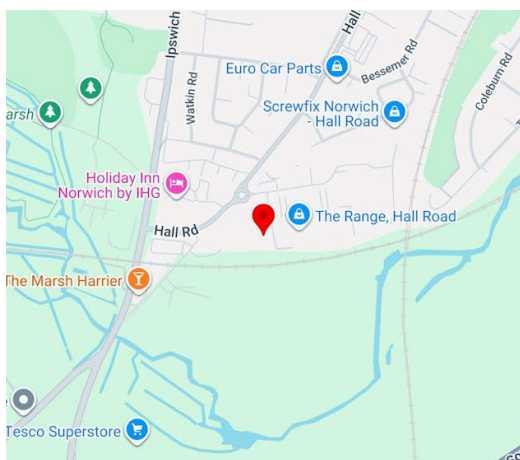




**ROCHE**

Hall Road, Norwich, NR4 6DW  
Industrial To Let / For Sale | £60,000 per annum / £425,000 | 9,349 sq ft  
Industrial/Warehouse, For Sale Long Leasehold / To Let, Norwich



## Location

The Livestock Market is located off Hall Road on the south of Norwich, close to Ipswich Road, the outer ring road and the A47 Southern By-pass. It is a very well located estate with a mix of retail warehousing, motor trade, trade counter, industrial and distribution uses. The estate is easily accessible from most locations in the Norwich area. Nearby occupiers include Porsche, B&Q, The Range, B&M, Calor Gas and Enterprise Car Rentals.

## Description

The property comprises a detached industrial unit of steel frame construction with offices on two levels. It occupies a rectangular plot of approximately 0.48 acres which includes a fenced and gated front delivery yard, gravelled visitor parking area and extensive fenced and concreted yard/parking area to the side of approximately 0.185 acres.

## Key Points

- Eaves height approx 19.2 feet (5.85 metres) between frame
- Elevations of cavity brick/block with lined profiled cladding
- Pitched lined roof with profiled cladding and roof lights
- Electric roller shutter loading door to front, smaller door to rear
- Extensive mezzanine to warehouse - adaptable/removable
- High level lighting to warehouse and underside of mezzanine
- Office and workshop toilets and first floor kitchen
- Available to let or long leasehold

## Accommodation

| Description                      | sq ft        | sq m          | Availability |
|----------------------------------|--------------|---------------|--------------|
| Ground Floor Warehouse & Offices | 5,378        | 499.63        | Available    |
| First Floor Offices & Kitchen    | 729          | 67.73         | Available    |
| Mezzanine Storage                | 3,242        | 301.19        | Available    |
| <b>Total</b>                     | <b>9,349</b> | <b>868.55</b> |              |

## Terms

To let on FRI sub-lease for term to be agreed at £60,000 pa. Alternatively, long leasehold until November 2079 at current ground rent of £14,250 pa, subject to 5 yearly reviews - offers in the region of £425,000 - subject to contract

## Summary

- Rent: £60,000 per annum
- Price: £425,000
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £39,250.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (77)

## Further information

- [View details on our website](#)

## Contact & Viewings

James Allen  
01603 619876 | 07778 297298  
jamesa@rochecs.co.uk

Ben Common  
01603 756340 | 07917 762230  
benc@rochecs.co.uk

Richard Daniels (Richard Lionel & Partners)  
02074 874451 | 07956 599037  
rld@richardlionel.co.uk

Barry Smith (Richard Lionel & Partners)  
02074 874451 | 07779 306355  
b.smith@rlpts.co.uk

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