



Warehouse / light industrial unit
4,047 sq. ft. (376 sq. m)

- 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

**UNIT 59, NORWICH LIVESTOCK MARKET,
HALL ROAD, NORWICH, NR4 6EQ**

TO LET

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 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.

Lease

The premises are available by way of a new full repairing and insuring lease.

Rental

Details upon application.

Planning

The building is situated on an established warehousing and industrial estate. Interested parties should discuss their specific use with Norwich City Council Planning Department.

Business Rates

According to the Valuation Office Agency the property has a Rateable Value of £23,750 for the year 2025/26.

Please contact Norwich City Council for confirmation of these figures on 01603 212898.

Services

We understand that mains water, drainage and 3-phase electricity are connected to the unit, although these have not been tested.

EPC

The unit has an asset rating of C74 valid until 15 May 2033.

Service Charge

A service charge will be levied to cover the cost of the upkeep of the common parts of the estate.

Legal Costs

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

Viewings

Strictly by appointment only with the sole letting agents, Bidwells:

Chris Squirrell

01603 229 323

chris.squirrell@bidwells.co.uk

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection.



Above a photo prior to the commencement of the existing tenancy



Above a photo prior to the commencement of the existing tenancy