



## SITE AT 49 WHITE LODGE TRADING ESTATE, NORWICH NR4 6DG

**TO LET | SECURE STORAGE COMPOUND  
0.28 ACRE (0.11 HA)**

- Prime commercial location to the south of the city
- Easy access to A47, A140 and the outer ring road
- To be fenced and gated
- **Available Summer 2025**



## LOCATION

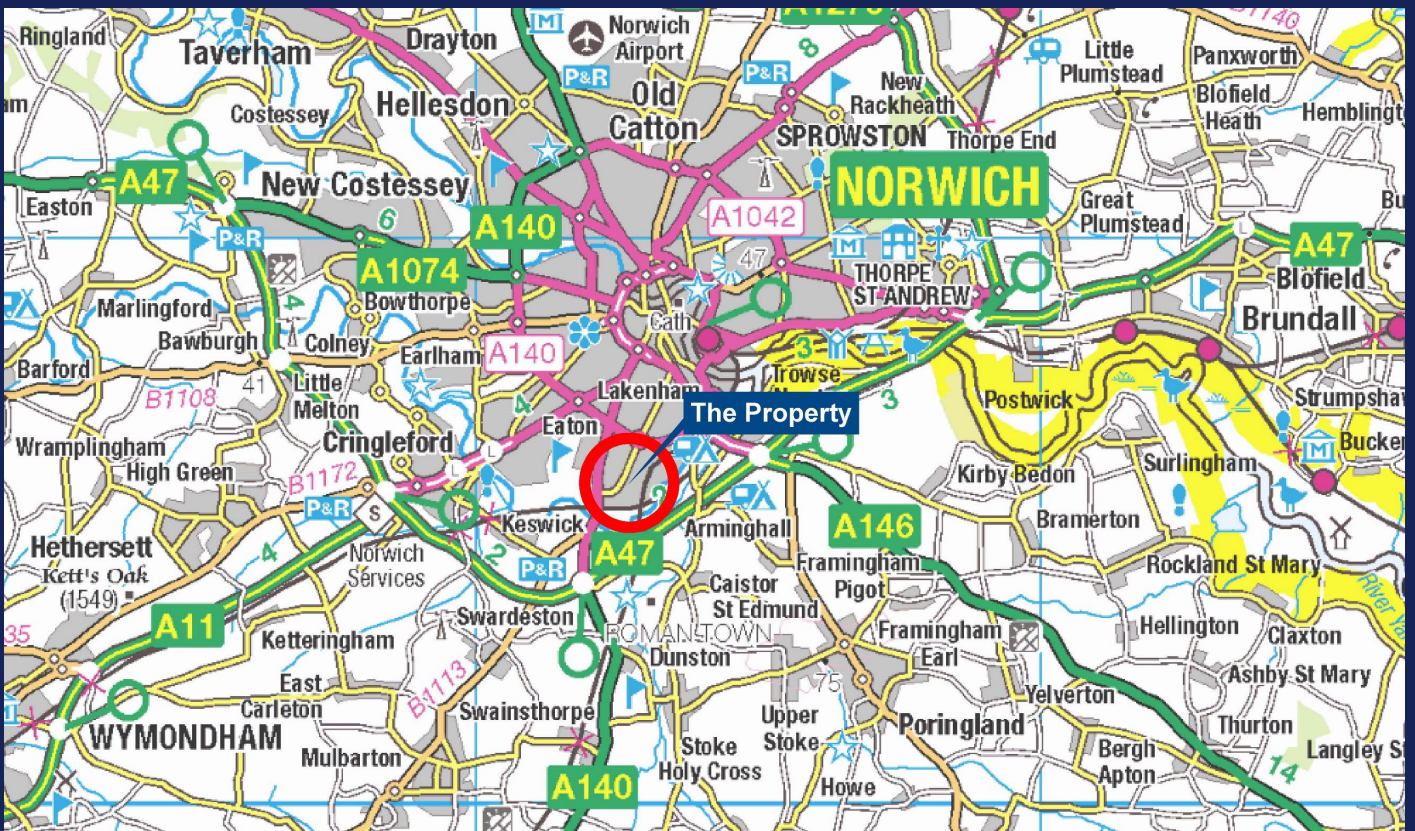
The White Lodge Trading Estate is situated in Norwich's most sought after, established and accessible location, on the south side of the city.

The outer ring road is a short drive to the north, and the A47 is just over 1 mile away, accessed via Hall Road and Ipswich Road (A140). The A47 connects to Great Yarmouth in the east and King's Lynn and 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.

Other occupiers on the estate include Screwfix, Toolstation, Bunzl, Howdens and SIG. There is an Aldi food store, ASDA, Greggs and Costa Coffee close by, just to the north.

The site is situated just off the Bessemer Road entrance to the estate.



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# SUMMARY

## Description

Following demolition of the existing building, the property will be developed to provide a self-contained storage compound, with small power, gates and palisade fencing around boundary.

## Accommodation

The property extends to **0.28 acre (0.11 ha)**.

## Additional information

### Terms

A new lease is available for a term to be agreed.

## Quoting Rent

**£20,000 per annum, plus VAT.**

## Business Rates

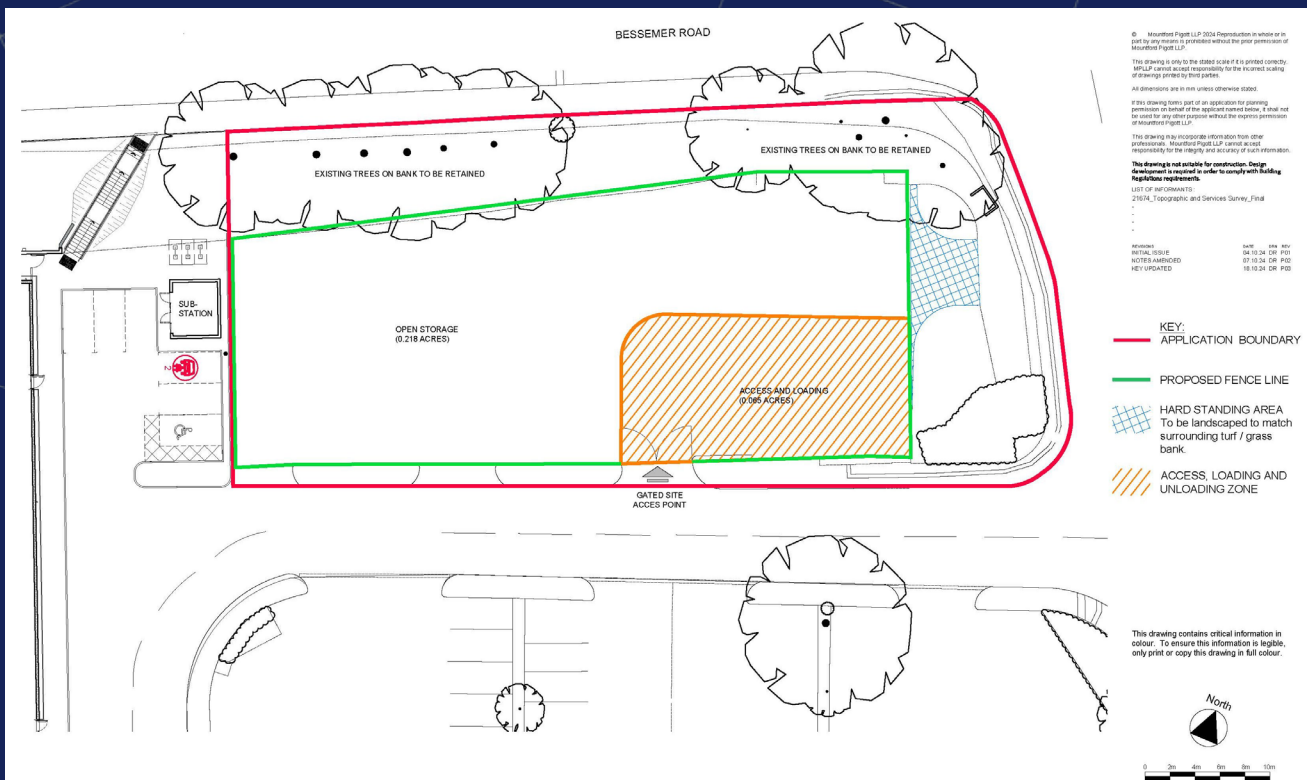
The RV of the property will need to be reassessed following redevelopment.

## Legal Costs

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

## Availability

Summer 2025.



## Enquiries

### Will Jones

07899 061892  
william.jones@bidwells.co.uk

### Chris Squirrell

07887 830124  
chris.squirrell@bidwells.co.uk