



Two detached **Brand-New**
Warehouse/Trade Counter Units

From 4,866 to 11,406 sq ft

- Highly visible location at the front of Livestock Market
- Benefitting from solar panels and EV charging
- Unit sizes of 4,866 and 6,540 sq ft
- Secure, fenced yards
- Available **Q4 2023**

**UNITS 1A & 1B, LIVESTOCK MARKET,
NORWICH NR4 6FB
TO LET**

Location

The units are located at the front of the Livestock Market, which fronts on to Hall Road. The Porsche dealership is opposite, and B&Q are located further into the estate.

The Livestock Market is to the south of the city centre and is within 1 mile of the A47 southern bypass via the A140 Ipswich Road and the outer ring road, which itself provides access to north Norfolk.

Other trade counter units include Topps Tiles, Sunbelt Rentals and GIANT cycle retailer.

Description

Each unit which has Class E (g)(iii) planning use will have an up and over warehouse door, a main entrance with a double leaf door and two separate personnel doors around the building.

There will be an entrance lobby, office, kitchen and WC facilities.

The warehouse areas are column-free, with concrete floors with an external eaves height of 6m. 3 phase power, water and foul services are all provided.

Externally the principal elevations will be buff brick and profiled grey cladding. The remainder of the buildings will be formed of a buff brick plinth with a profiled grey cladding above. The corrugated sheet metal roof consists of roof lights and PV panels.

Within the enclosed yards are enclosures for plant and refuse.

Unit 1A will have 11 parking bays (inc. 1 x accessible / 1 x EV charging) as well as 1 motorbike parking space and covered cycle stands.

Unit 1B will have 9 parking bays (inc. 1 x accessible / 1 x EV charging) as well as 1 motorbike parking space and covered cycle stands.

Accommodation

The units have the following gross internal floor areas:

| | Sq ft | Sq M | Parking |
|--------------|---------------|--------------|-----------|
| 1A | 6,540 | 608 | 11 |
| 1B | 4,866 | 452 | 9 |
| Total | 11,406 | 1,060 | 20 |



Unit 1A



Unit 1B

Terms

A new full repairing insuring leases are available for a term to be agreed. Rent upon application.

Business Rates

To be assessed upon completion.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Enquiries to:

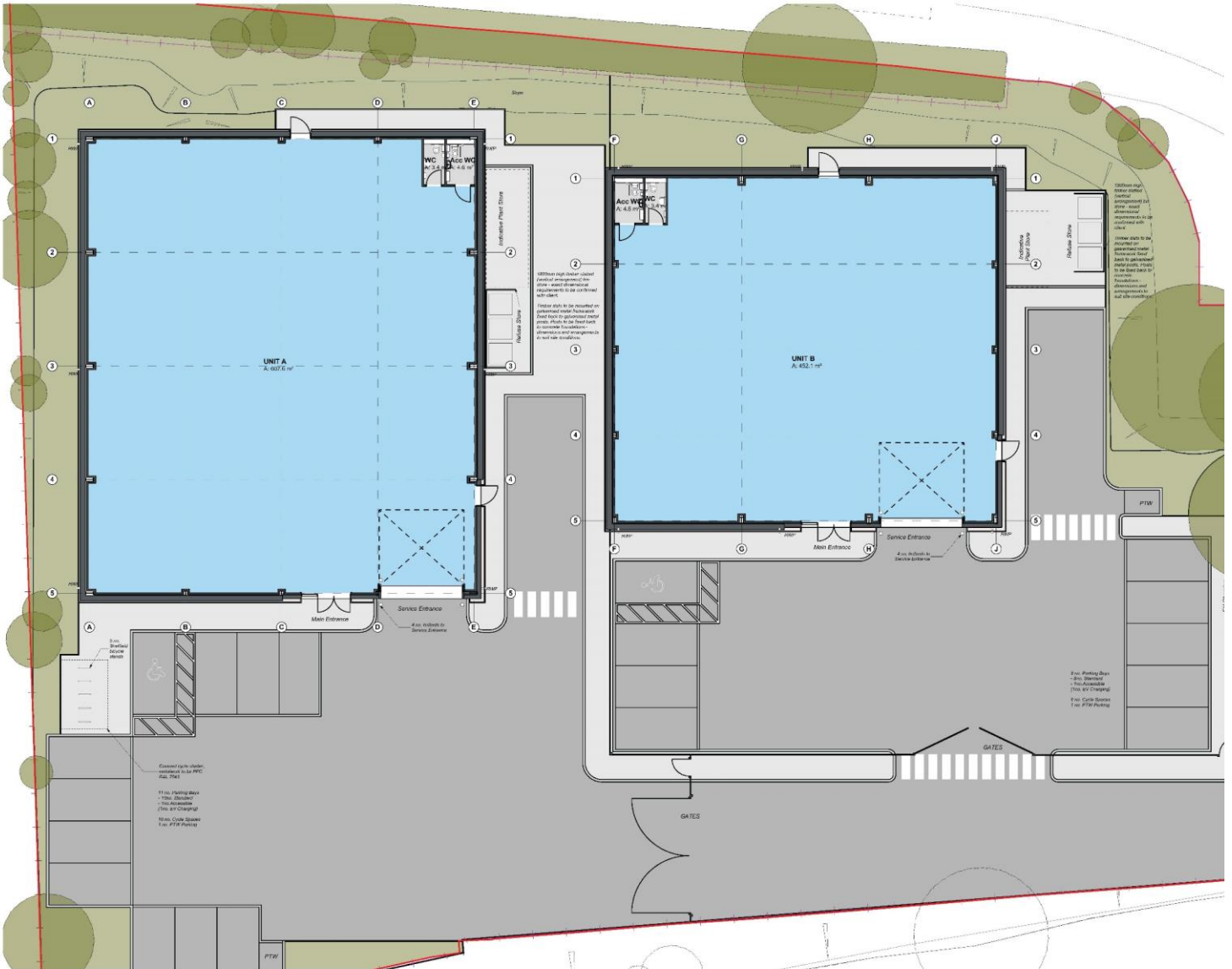
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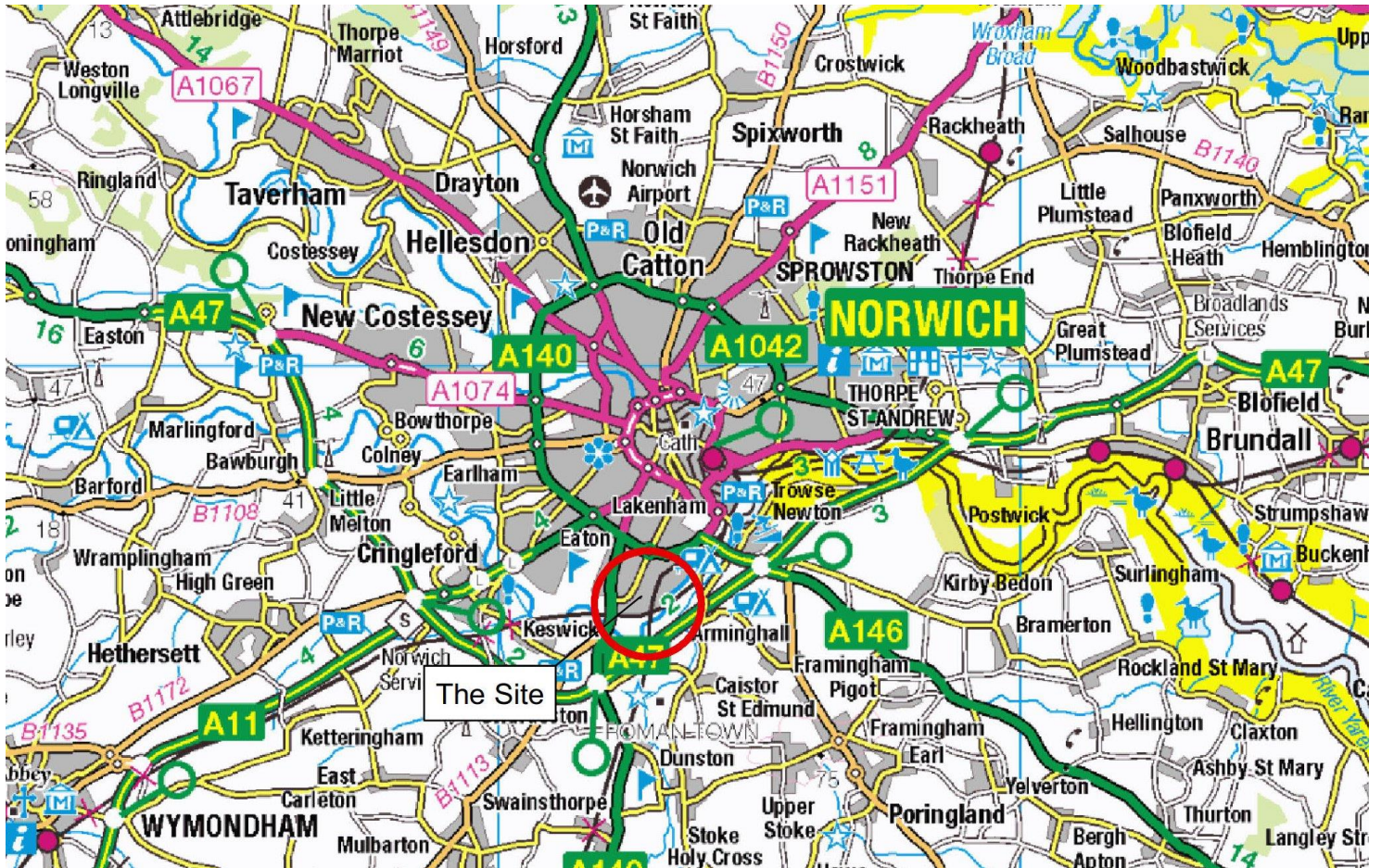
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April 2023





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