

 SMART4

REAL ESTATE CONSULTANCY



**5 Neatmarket  
Hall Road  
Norwich  
NR4 6DH**



## **RETAIL WAREHOUSE UNIT AVAILABLE OPEN AI PLANNING CONSENT**

### **Location**

The premises are situated some 2.5 miles south of Norwich city centre in a highly prominent and accessible location at the southern end of Hall Road, just off Ipswich Road (A140), which links both the A146 and A47. Nearby, is Hall Road Retail Park, where occupiers include Homebase and Pets at Home.

### **Description**

The scheme comprises 103,000 sq ft incorporating a B&Q having extensive parking provision for approximately 560 cars.

### **Accommodation**

The premises are designed over ground floor level only, with rear servicing.

Ground Floor GIA: 930 sq m (10,000 sq ft) - 64,483 sq m (5,990 sq ft)

First Floor: 190 sq m (2,053 sq ft)

### **Tenure**

The premises are available by way of a new full repairing and insuring lease with terms to be agreed.

### **Rates**

All interested parties are advised to make their own enquires to the local council.

### **Viewing**

For further information or to arrange any inspections please contact Rob Cane of CWM or:

Stephen Smart: 020 7569 9909 – [sjs@smart-4.co.uk](mailto:sjs@smart-4.co.uk)

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

# 5 NEATMARKET, HALL ROAD, NORWICH NR4 6DH

