



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. Hall Road Retail Park is located nearby.

Description

The park comprises 103,000 sq ft incorporating a B&Q whilst a letting has now been concluded with B&M who will occupy 26,000 sqft. The park has extensive parking provision for approximately 560 cars.

Accommodation

The premises are designed over ground floor level only, with rear servicing. Provision exists to extend or provide an extended retail area.

Ground Floor GIA: 930 sq m (10,000 sq ft) - 3,715 sq m (40,000 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.



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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, 25 Foubert's Place, London, W1F 7QF.

