



UNIT 42, HELLESDON HALL INDUSTRIAL ESTATE, NORWICH, NR6 5DR

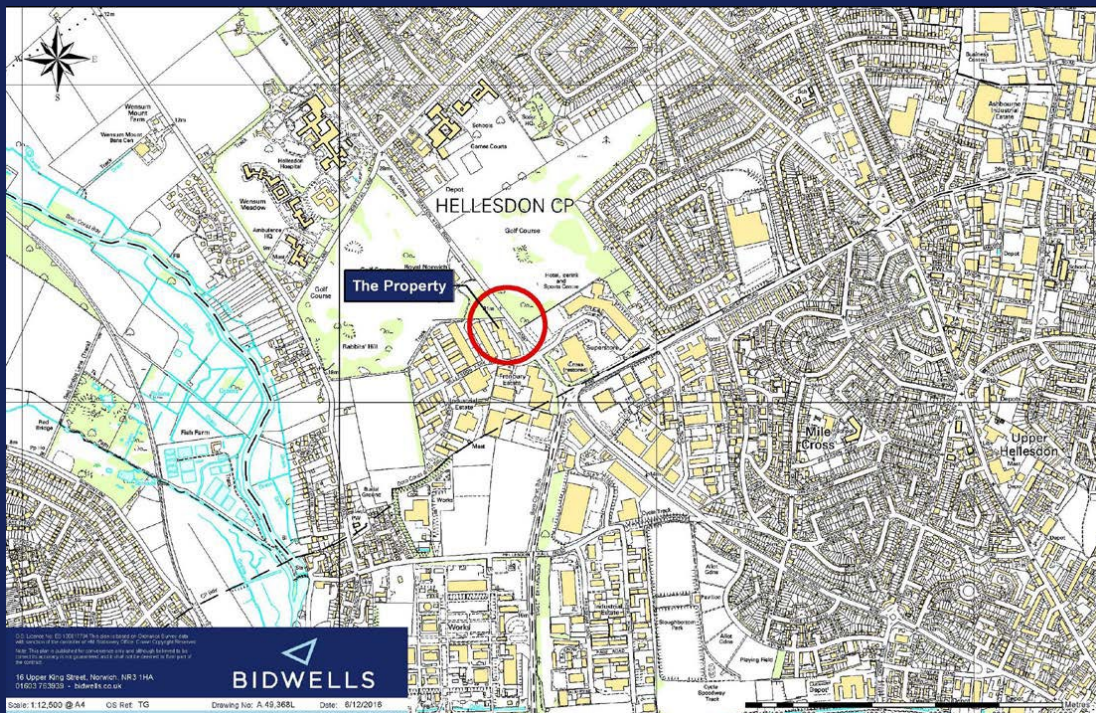
**TO LET | MODERN INDUSTRIAL / WAREHOUSE UNIT
2,789 SQ. FT (259 SQ. M.)**

- Ground & first floor offices
- Column free warehouse
- Easy access to the outer ring road & NDR

LOCATION

Hellesdon Hall Industrial Estate occupies a prominent position with frontage to Hellesdon Park Road and Drayton High Road (A1067) which is approximately 3 miles north of Norwich. The estate is directly across from an Asda Superstore and Virgin Active, adjacent to the Sweet Briar Retail Park as well as the A140 outer ring road.

Other occupiers on the estate include Wolsey, Tool Truck, TPS VW Group, Hire Station, Amber Home Improvements and City Sprint.



SUMMARY

Description

This mid terrace unit is of steel portal frame construction under an insulated pitched roof with a concrete floor. The unit has a full height up and over door and separate pedestrian door. There are ground and first floor offices, WCs and a tea point. There is a gas fired Powrmatic floor standing blower providing heat to the warehouse.

Externally, there is a yard providing car parking for approximately 6 cars and access for loading and unloading. There is also a brick wall enclosed bin store.

Accommodation

The unit provides a gross internal floor area of:

	<u>Sq Ft</u>	<u>Sq M</u>
Ground floor	2,484	230.76
First Floor	305	28.37
Total	2,789	259.13

Additional information

Terms

The unit is on a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

Service Charge

A service charge for the upkeep and maintenance of the estate is payable. The charge applicable for 2024 is £2,005.

Legal Costs

All parties to bear their own legal costs.

Business Rates

According to the VOA website, the unit has a Rateable Value of £17,750.

Please contact the agents or Broadland District Council for the current rate in the £.

EPC

The property has an energy performance asset rating of 75 which falls within band C.

A copy of the EPC is available upon request to the sole agents.

Further Information

For further information or to arrange a viewing, please contact:

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Please note that the photographs were taken in 2018 prior to the existing tenancy.

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GALLERY



Warehouse viewed to the rear



Original first floor offices

GALLERY



View of the warehouse from the rear towards the offices