UNIT 30, HELLESDON HALL INDUSTRIAL ESTATE, NORWICH, NR6 5DR

TO LET | MODERN WAREHOUSE 2,778 SQ FT (258 SQ M)

- Ground & First floor offices
- Easy access to the outer ring road & NDR
- Immediately available

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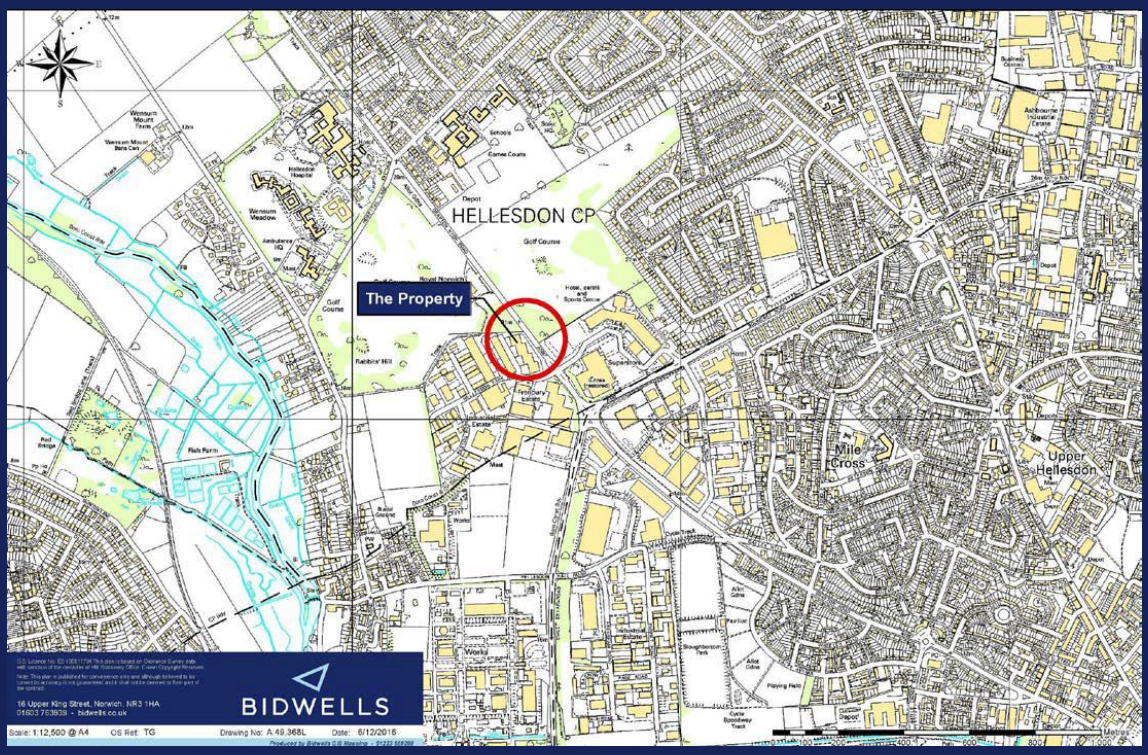
LOCATION

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.



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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 is a ground floor kitchen with WC to the rear. To the first floor is an office and WC.

Externally, there is a yard providing car parking for approximately 5 cars and access for loading and unloading. There is also a brick wall enclosed bin store.

The unit benefits from a 3 phase power supply, mains water & sewage.

The existing tenant fitout is to be removed. This includes the additional 1st floor office, store room mezzanine and office to the rear of the warehouse.

Accommodation

The unit provides a gross internal floor area of:

	Sq Ft	Sq M
Ground floor	2,465	229.05
First Floor	313	29.07
Total	2,778	258.12

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.

Legal Costs

All parties to bear their own legal costs.

Business Rates

According to the VOA website, the unit has a Rateable Value of £18,750

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

EPC

The EPC rating is E111, valid until 20th April 2029.

Further Information

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

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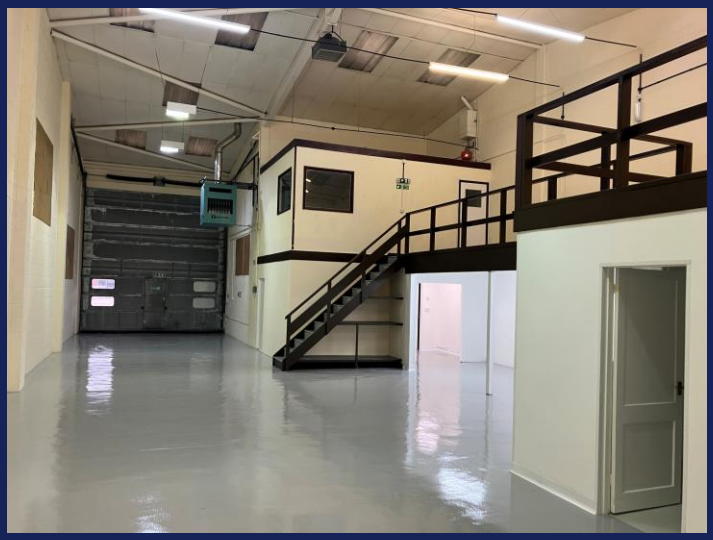
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