



## UNIT 26, HELLESDON HALL INDUSTRIAL ESTATE, NORWICH, NR6 5DR

### TO LET | MODERN WAREHOUSE 3,758 SQ. FT (349 SQ. M.) WITH MEZZANINE

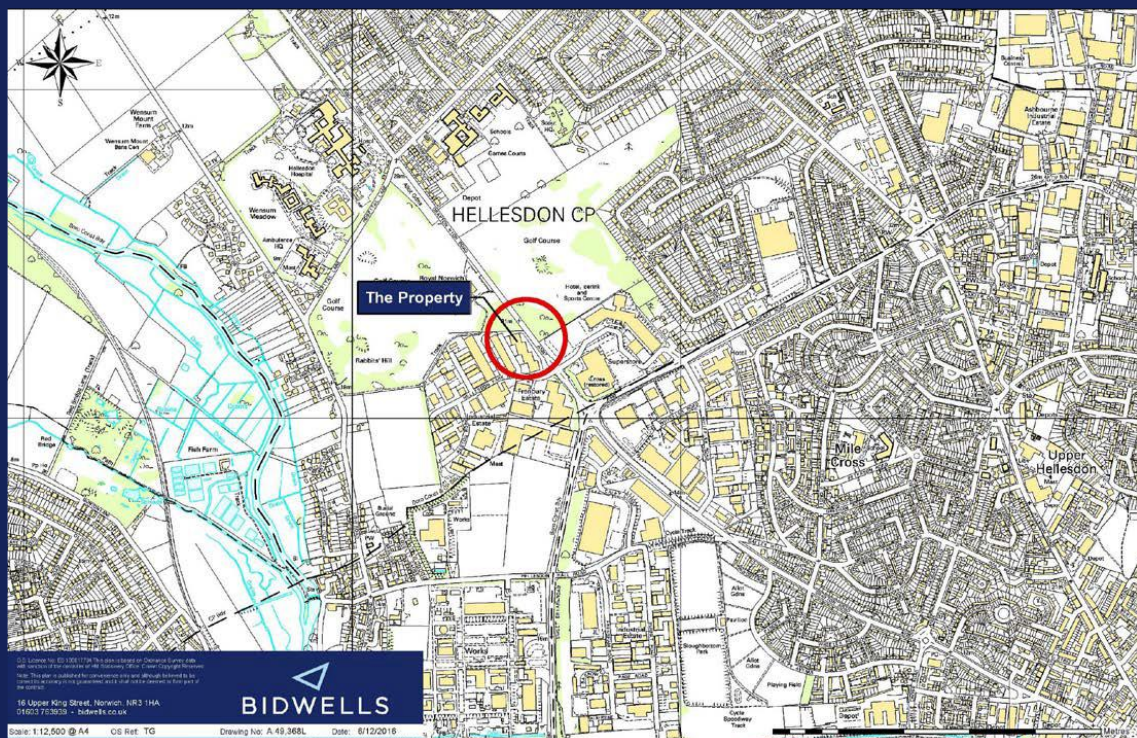
- Ground floor offices
- Mezzanine providing 2,273 sq ft (211 sq m)
- Easy access to the outer ring road & NDR



## 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 is an open plan office as well as 2 WCs and a tea point on the ground floor. There are stairs to a mezzanine, which is to the side and rear of the unit. The head height beneath the mezzanine is 2.59m. The minimum eaves height is approximately 5.96m.

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 3 phase power and mains water & sewage. There is access to oil in addition.

### Accommodation

The unit provides a gross internal floor area of:

	Sq Ft	Sq M
Warehouse	2,949	273.95
Office block	809	75.18
Ground floor total	3,758	349.13
Mezzanine	2,273	211.17

**There is the potential to remove the mezzanine.**

### 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 £30,000

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

### EPC

The EPC rating is C59.

### Further Information

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

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December 2025

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## GALLERY



GALLERY

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