



Unit 6 Hellesdon Hall Industrial Estate

Hellesdon Park Road, Hellesdon, Norwich, NR6 5DR

Industrial / Warehouse Unit

4,968 sq ft
(461.54 sq m)

- 1 loading door
- Ground & first floor offices
- Parking to the front & rear
- Loading to the rear
- Column free warehouse
- Easy access to the outer ring road & NDR

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Summary

Available Size	4,968 sq ft
Business Rates	N/A
Service Charge	On application
EPC Rating	B (50)

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 and WCs.

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

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.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Warehouse	3,099	287.91
Ground - Office	934	86.77
1st - Office	935	86.86
Total	4,968	461.54

Viewings

Strictly by appointment via the sole joint agents.

Terms

Available by way of an assignment/ sub-lease of the existing lease or a new lease directly with the Landlord.

Anti Money Laundering

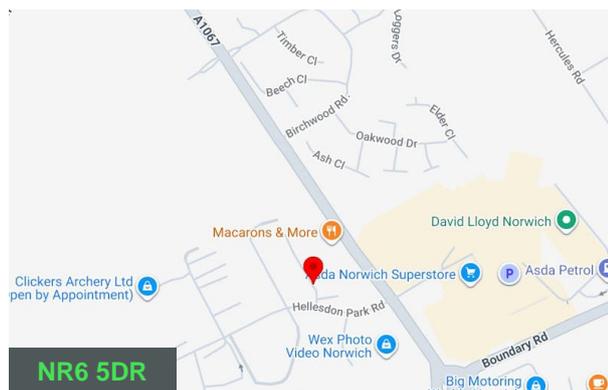
To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Joint Agents

Bidwells

Will Jones

01603 763 939



Viewing & Further Information



John Pocock

07766 072273

john.pocock@logixproperty.com



Ben Rowe

07841 460 300

ben.rowe@logixproperty.com

