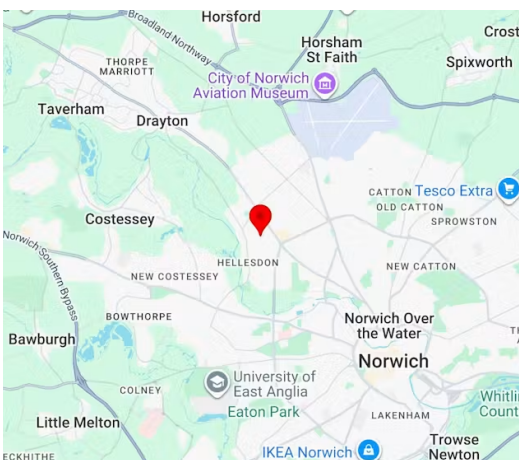




ROCHE

116 Hellesdon Park Road, Norwich, NR6 5DR
Light Industrial, Office To Let / For Sale | £18,000 per annum / Offers in the region of £250,000 |
1,832 sq ft

End-Terrace Unit With Parking



Location

The property is located on the popular Hellesdon Park Industrial Estate, which itself is located approximately 2.5 miles to the northwest of Norwich city centre. The Estate is accessed off the A1067 Drayton to Fakenham Road, close to the junction with the A140 outer ring road and opposite Asda Supermarket.

Description

The property comprises a light industrial / Office unit of steel portal frame construction, under a pitched metal sheet roof, with a combination of brick and profiled sheet elevations. Internally the property is arranged over two floors providing office and storage / light industrial accommodation.

Key Points

- 3 Parking Spaces
- LED Lighting
- Newly Refurbished
- Roller shutter door
- WC and Kitchen facilities
- Air Conditioning
- Suspended ceiling
- 3 Phase Power Supply

Accommodation

Description	sq ft	sq m
Ground Floor Storage and WC	929.57	86.36
First Floor Office and Tea Point	902.88	83.88
Total	1,832.45	170.24

Terms

The property is available either to let on a new full repairing and insuring lease for a minimum term of 5 years, or for sale, freehold, with vacant possession.

Summary

- Rent: £18,000 per annum
- Price: Offers in the region of £250,000
- Business rates: The HMRC website indicates as from April 2026 the Rateable Value is £18,000. This is not the annual rates payable.
- VAT: Applicable

Further information

- [View details on our website](#)

Contact & Viewings

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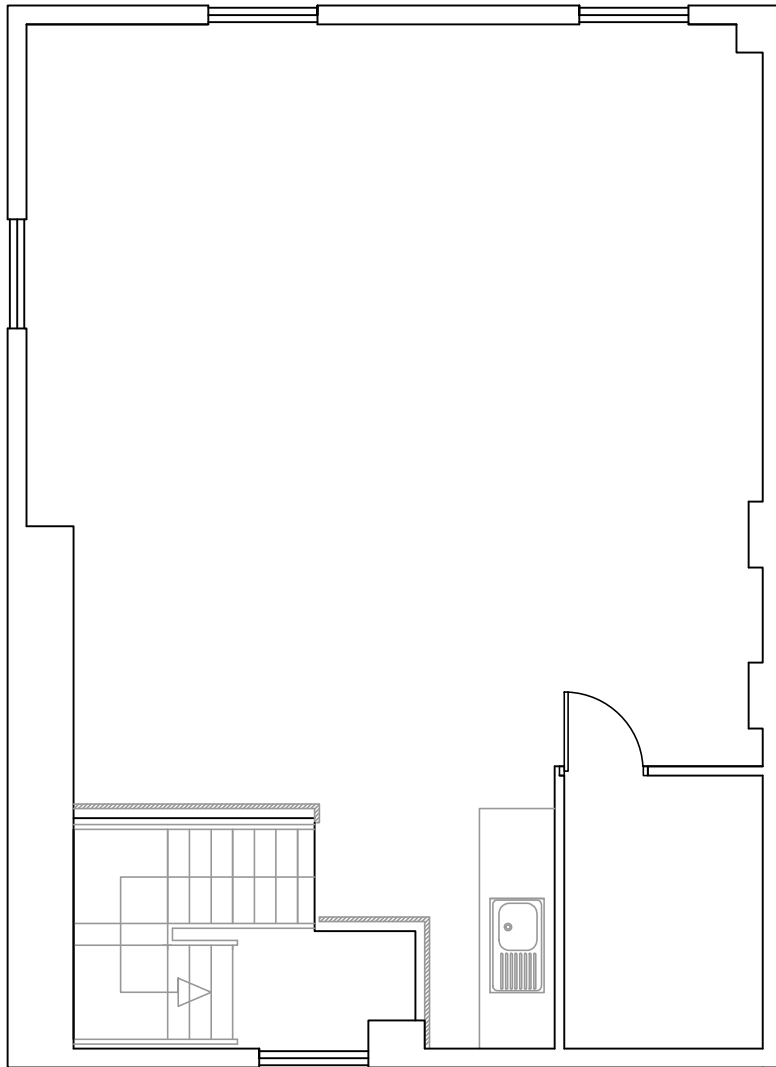
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First Floor



Ground Floor

