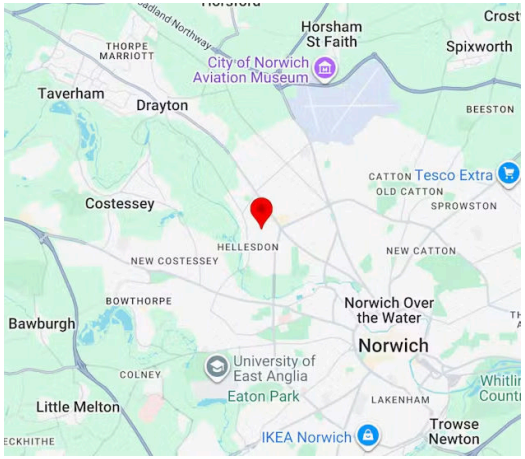


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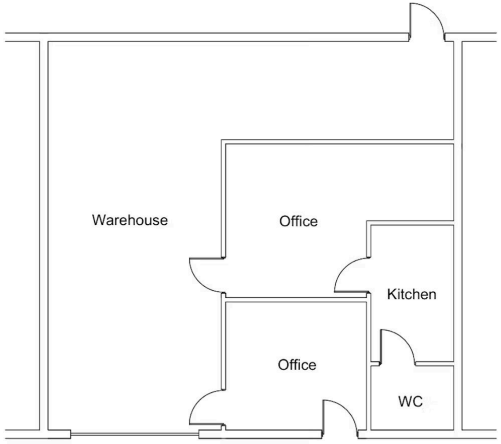
21B Alston Road, Hellesdon Park Road, Norwich, NR6 5DS

Industrial / Warehouse To Let | £12,250 per annum | 940 sq ft

Mid-terrace starter unit







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 an Mid-terrace light industrial unit of steel portal-frame construction, under a pitched metal sheet roof, with a combination of brick and profiled sheet elevations.

Internally, the unit comprises predominantly industrial/warehouse accommodation together with two modern partitioned offices, kitchenette and WC facilities

Key Points

- Min eaves height of 3.5 metres
- WC and kitchen facilities
- Roller shutter loading door
- Forecourt parking
- LED Lighting
- partitioned office space
- 3-phase power supply

Accommodation

Name	sq ft	sq m
Unit	940	87.33

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Summary

- Rent: £12,250 per annum
- Business rates: The HMRC website indicates as from April 2026 the Rateable Value is £10,000. This is not the annual rates payable.
- Service charge: £0.32 per sq ft
- VAT: Applicable
- EPC: D (95)
- Lease: New Lease

Further information

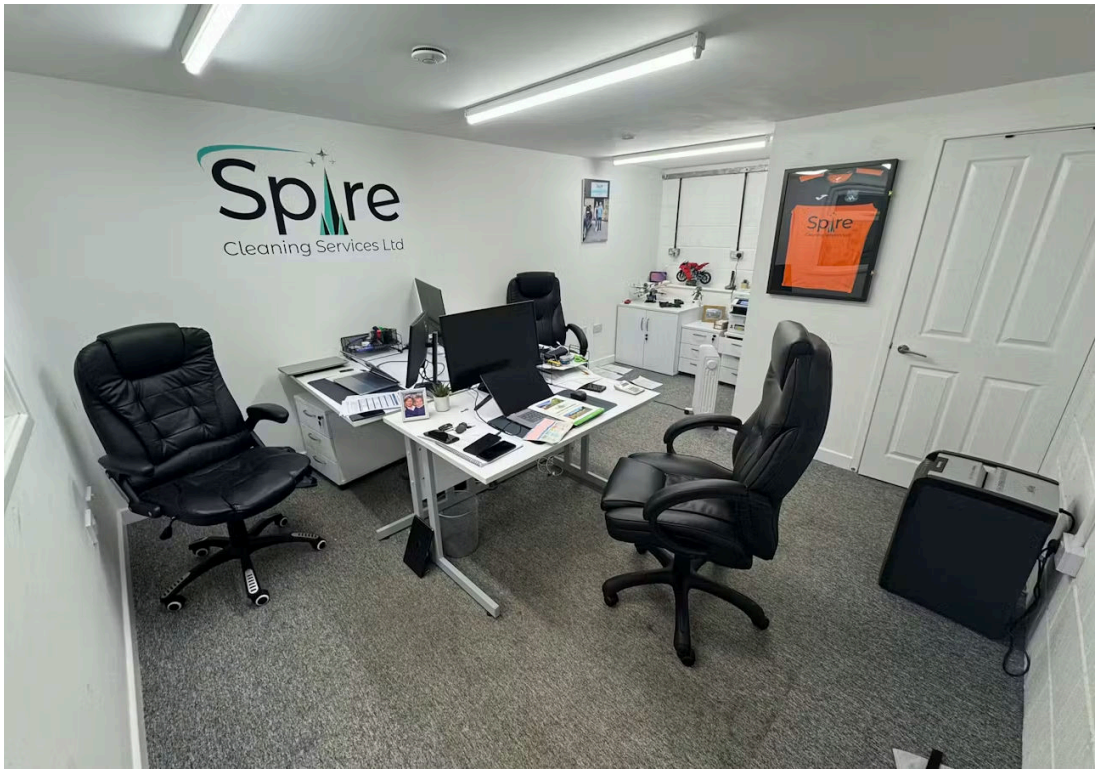
- View details on our website

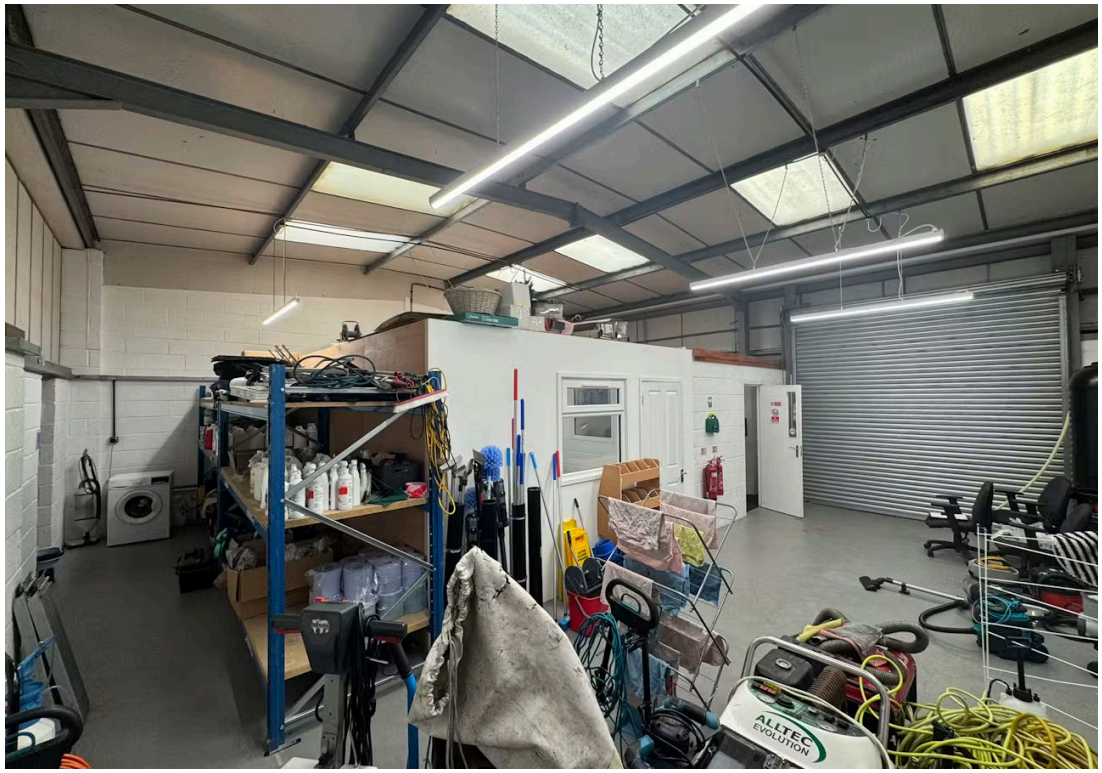
Contact & Viewings

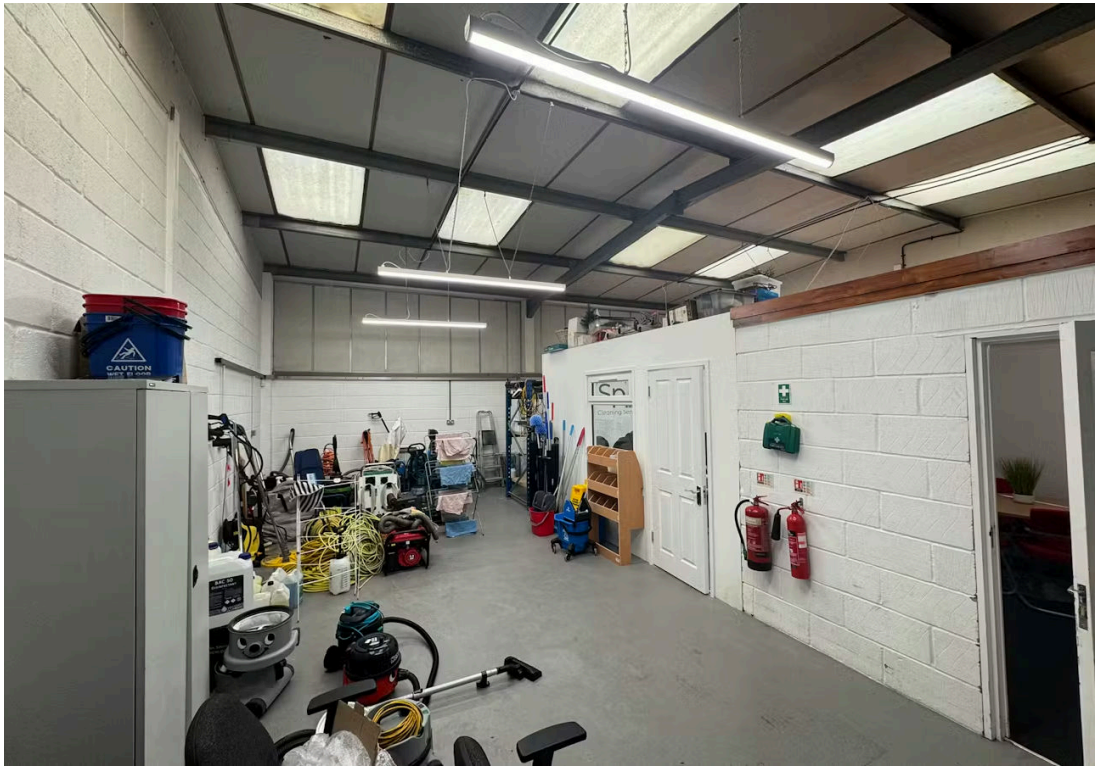
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