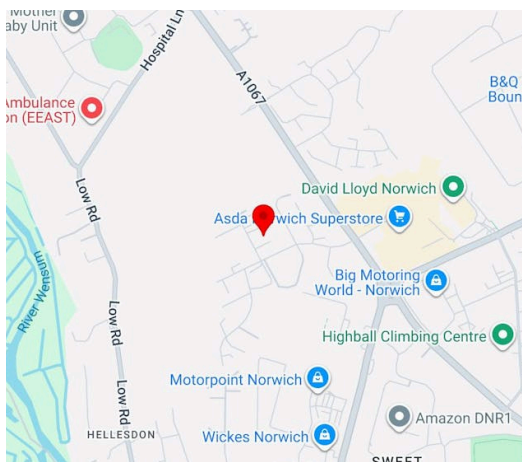




**ROCHE**

96 Hellesdon Park Road, Norwich, NR6 5DR  
Industrial / Warehouse To Let | £12,000 per annum | 947 sq ft  
End-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 end-terrace light industrial unit of steel portal-frame construction, under a pitched metal sheet roof, with a combination of brick and profiled sheet elevations.

## Key Points

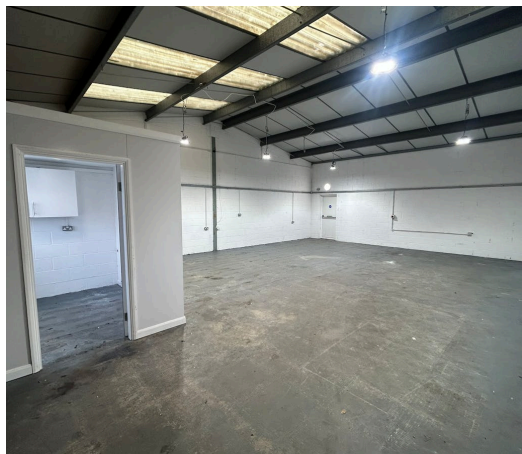
- Min eaves height of 3.6 metres
- WC and kitchen facilities
- Roller shutter loading door
- Forecourt parking for 2 cars

## Accommodation

Name	sq ft	sq m
Unit	947	87.98

## Terms

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



## Summary

- Rent: £12,000 per annum
- Business rates: The HMRC website indicates as from April 2026 the Rateable Value is £9,600. This is not the annual rates payable.
- VAT: Applicable
- EPC: D (91)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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