



DETACHED WAREHOUSE/INDUSTRIAL UNIT WITH LARGE YARD

164 HELLESDON PARK ROAD, HELLESDON PARK
INDUSTRIAL ESTATE, NORWICH, NR6 5DR

- Self contained facility
- Fenced and gated yard
- Established industrial estate location
- 5.5 metre eaves height

TO LET £65,000 PAX | 817 sq m (8,793 sq ft)

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LOCATION

The Hellesdon Park Industrial Estate is located approximately 3 miles to the north west of Norwich city centre, adjacent to the outer ring road (A140) at its junction with Drayton High Road (A1067), opposite Asda supermarket and close to Sweetbriar Industrial Estate.

The subject premises occupy a visible and accessible location fronting the main estate road Hellesdon Park Road, and other occupiers nearby include Plumb Centre, Edmundson Electrical and Wex Photography.

DESCRIPTION

The subject property comprises a detached warehouse/industrial unit occupying a large fenced and gated plot extending to 0.38 hectares (0.94 acres) with forecourt parking and rear loading access.

Internally the premises benefit from two storey fitted offices, which have been extended at 1st floor level by way of a mezzanine floor.

The building is of steel portal frame construction with minimum 5.5 metre eaves height (4.6 metres to rear section), solid concrete floor and sectional up and over vehicular access door loading to the rear yard.

ACCOMMODATION

Measured on a gross internal basis, the accommodation is as follows:

Description	Sq ft	Sq m
Works/warehouse	5,437	505
Ground & first floor offices	1,655	154
Mezzanine offices	1,100	102
Rear store	167	16
Open fronted lean to	434	40
Total GIA	8,793	817

SERVICES

All main services with the exception of gas are understood to be connected to the unit to include 3-phase electricity. We have not carried out tests on any of these services and interested parties should arrange their own tests to ensure they are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The property has the following assessment:

Rateable Value from 1st April 2026 - £50,500

Rates payable: £21,816

IMPORTANT NOTICES

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LEASE & RENTAL TERMS

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of £65,000 per annum exclusive.

EPC

The property has an EPC rating of E(111).

VAT

We understand that VAT will not be charged on this transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting this transaction

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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