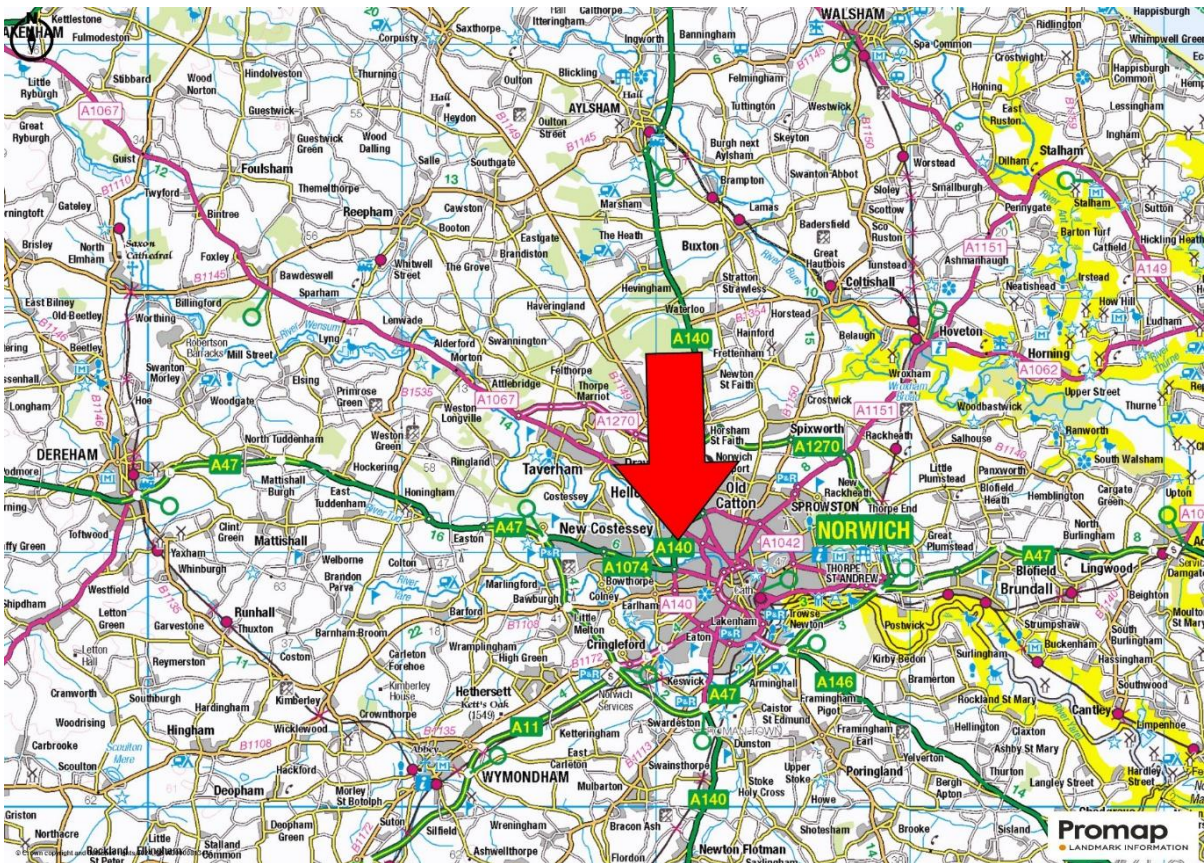




Modern Industrial Premises
155.42 m² (1,673SqFt)

Industrial

To Let

IDEAL STARTER UNIT

WELL LOCATED ESTATE

MODERN WELL-PRESENTED
UNIT

**70, Hellesdon Park Industrial Estate, Hellesdon Park
Road, Hellesdon, NR6 5DR**

The property is part of the Hellesdon Park Industrial Estate, which is situated approximately three miles to the northwest of Norwich City Centre.

The unit is situated within a short drive of the outer ring road, which provides easy access to the A47 southern bypass via the A1074 Dereham Road, as well as the A11 and A140. This area of Norwich is one of the City's most popular industrial estates.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The property comprises a mid-terrace, portal frame industrial unit with brick and block elevations under a pitched roof with roof lights.

A roller shutter loading door provides access to the workshop, and a pedestrian door provides access to a ground floor office with WC and kitchen and stairs to a first-floor office.

A mezzanine running the full width of the unit along the rear elevation.

To the front of the unit is a loading area and car parking for 2 vehicles.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	m²	Sq Ft
Workshop	90.53	974
GF Office/Kitchen/WC	19.77	213
FF Office	15.05	162
Mezzanine	30.12	324
Total GIA	155.47	1,673

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£14,250 per annum exclusive**

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: workshop and Premises

Rateable Value: £12,000

Rates Payable 2026/2027: £5,184.00

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: **D**

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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Rafe Lochore

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SUBJECT TO CONTRACT - HRD/njr/120

