



Warehouse
2,768.24 SqM (29,797 SqFt)

DRAFT

Industrial

To Let

AVAILABLE FROM 1ST SEPTEMBER 2022

FULLY FUNCTIONING BUSINESS CENTRE

LOCATED IN A POPULAR AND AFFLUENT NORTH NORFOLK MARKET TOWN

GOOD TRANSPORT LINKS TO NORTH NORFOLK

OFFICES AVAILABLE

Hempstead Road Business Centre, Hempstead Road, Holt, NR25 6EE

The Business Centre is located as part of the principal industrial estate on the southern side of the market town of Holt, a popular and affluent market town, situated approximately 26 miles north of Norwich.

Other occupiers include Booker Wholesale and Sanders Coaches, along with other regional and local operators.

Note: Arnolds 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 three steel portal frame bays, the rear sections of which are used for warehousing and industrial purposes, and with half of the front bay having been converted to a two storey office module.

The current vacant space includes the warehousing to the middle of the building and a further self contained smaller warehouse space.

Internally, the warehousing sections have concrete floor, roller shutter door access, at both ground level and loading dock, and an eaves height of approximately 4.9m.

Externally the premises benefits from approximately 32 car parking spaces to the front, a gated access to the side of the unit leading to the warehouse, a large tarmac turning and loading area and large yard area to the rear.

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	M ²	Sq Ft
Warehousing (Total GIA)	2,768.24	29,797

Terms

The properties are available on a new full repairing and insuring lease, for a term to be agreed, at **£90,000 per annum** exclusive.

Business Rates

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

Description: Warehouse and Premises
 Rateable Value: £TBA
 Rates Payable 2020/2021: £TBA

The Business Rates will be reassessed depending on the total area let.

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: C

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary Tel: 01603 216827
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or

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SUBJECT TO CONTRACT - JSAB/hcc/120

