



## Brand New Light Industrial Unit

218.9 sq m (2,356 sq ft)

Industrial

To Let

**BRAND NEW LIGHT INDUSTRIAL UNIT**

**AVAILABLE FROM APRIL 2024**

**POPULAR MODERN INDUSTRIAL ESTATE LOCATION**

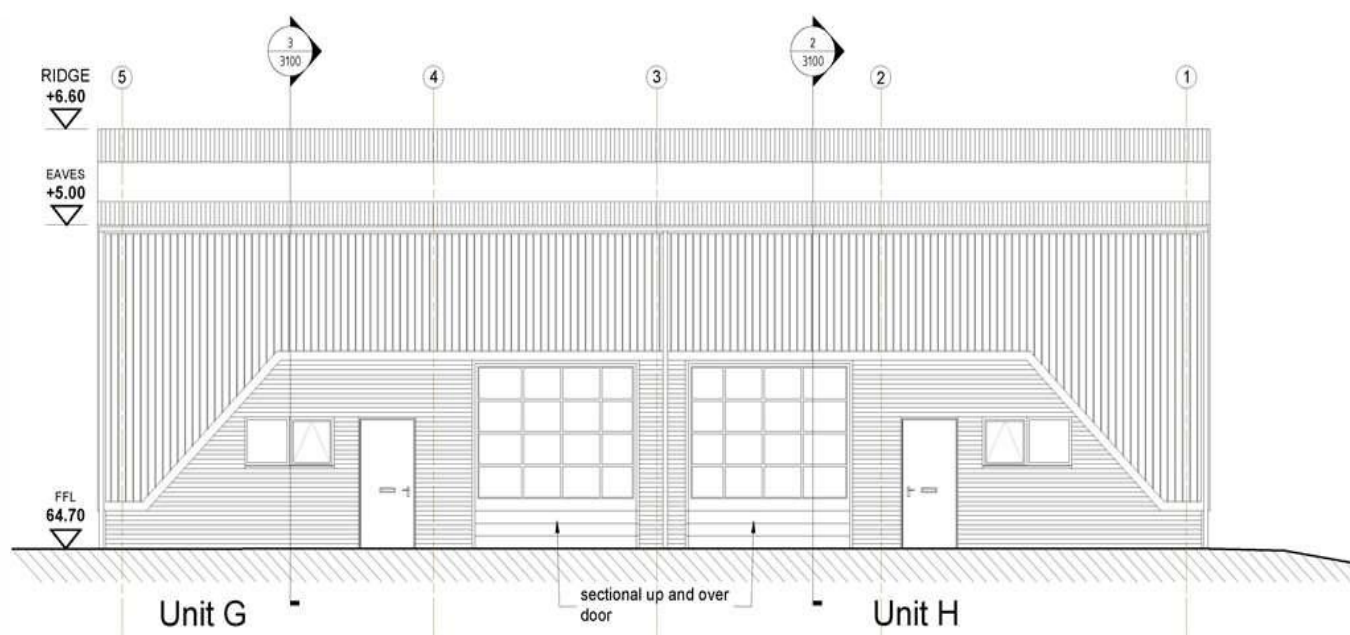
**2 ROLLER SHUTTER LOADING DOORS**

**3 PHASE POWER**

**Unit G & H, Nelson Square, Heath Drive, Holt, Norfolk NR25 6ER**

Hempstead Road Industrial Estate is situated on the outskirts of the attractive and thriving market town of Holt, situated in the heart of North Norfolk. It has a large rural catchment and is well-renowned for its attractive town centre, which is characterised by a number of quality retailers. The town is also home to Greshams School, the principle employer, but other employers within the town include Booker Cash & Carry and Sanders Coaches.

The subject development is situated with access directly from Heath Drive on the Hempstead Road Industrial Estate, located with good access to the Holt bypass.



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

Nelson Square comprises a modern development of a terrace of 6 high quality business units.

A new unit - Unit G&H - is under construction with target completion by the end of March 2024. The unit is of portal frame construction with part brick and profile steel clad elevations under a pitched roof. Access to the workshop is from two roller shutter doors and 2 pedestrian doors. A small kitchen and single WC are located along the rear elevation. The unit has a minimum eaves height of 5m.

Externally the unit has dedicated loading areas in front of the loading doors, a disabled car parking space and additional parking to the front.

### Accommodation

The floor area of the property will be measured on completion but from scaled plans the unit provides a total gross internal area of 219 sq m (2,356 sq ft).

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed. Quoting terms available upon request.

### Business Rates

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

Description: To be assessed

Rateable Value: To be assessed

Rates Payable 2023/24: To be assessed

### 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: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

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SUBJECT TO CONTRACT - HRD/njr/28016/120

