



Hellesdon Hall Industrial Estate

- A variety of modern warehouse/industrial units
- Highly visible and accessible ring road location
- Various sizes available

To Let

Hellesdon Park Road, Norwich NR6 5DR



Location

Hellesdon Hall Industrial Estate occupies a highly prominent position with excellent frontage to Hellesdon Park Road, approximately 2.5 miles north west of Norwich City Centre, adjacent to the A140 outer ring road at its junction with the A1067 Drayton High Road. The estate is directly opposite a large Asda Superstore and is adjacent to Sweet Briar Retail Park.

A number of trade occupiers are situated on the estate, including Hire Station, Plumb Centre and Andrew Page Ltd.

Description

The Estate comprises 29 modern warehouse/industrial/trade units set in three terraced rows. All of the units are of steel portal frame construction with pitched and insulated roofs over solid concrete floors. The units have full height up and over loading doors which lead on to concrete yards with dedicated car parking. All of the units comprise an element of office content of various proportions. Minimum internal eaves height to the works areas are typically in the region of 5.1m to 5.65m.

Accommodation

The attached schedule shows current availability.

It may be possible for units to be combined subject to position and availability.



Terms

The units are available by way of new full repairing and insuring leases for a term and rent to be agreed.

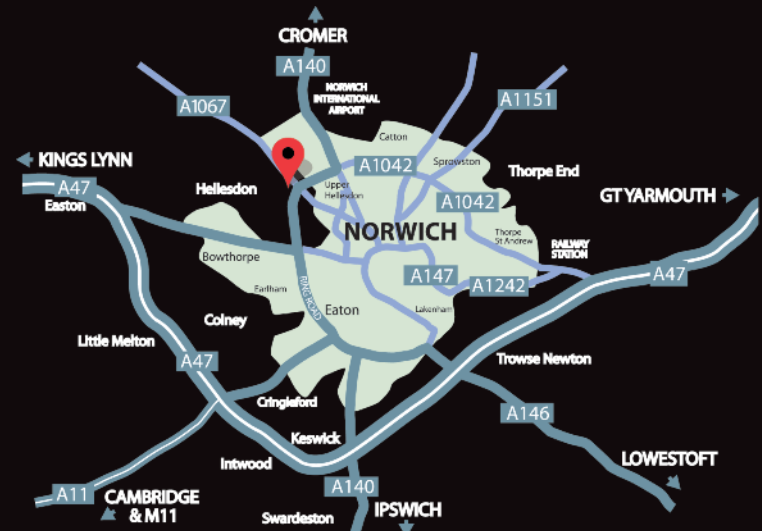
A service charge is administered to cover the maintenance and upkeep of common access roads and landscaping, and full information is set out in the availability schedule attached.

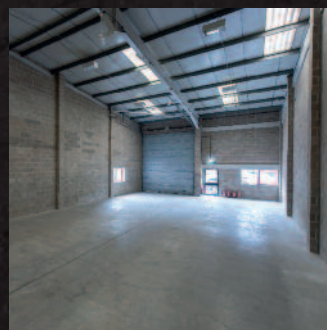
VAT

VAT is charged on the rent and service charge.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting a transaction.





Please contact the joint agents

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HELLESDON HALL INDUSTRIAL ESTATE, NORWICH NR6 5DR

CURRENT AVAILABILITY

Unit No	Size	Comments	Rent	Rateable Value (Rates Payable 2015/16)	Service Charge Per Annum	Insurance Per Annum	Energy Performance Certificate
Unit 10	313m ² 3,371ft ²	Prominent mid terrace unit Front & rear access Incorporating 2 storey offices of 1,258 ft ²	£19,500 per annum exclusive	£16,500 (£7,986)	£1,082.52	£529.51	Rating E
Unit 26	348m ² 3,744ft ²	Mid terrace unit Front loading access Incorporating single storey offices of 792 ft ² with mezzanine storage over Additional mezzanine floor of 132m ² (1,426 ft ²)*	£22,400 per annum exclusive	£21,250 (£10,561)	TBC	TBC	Rating D
Unit 52	537m ² 5,776ft ²	Mid terrace unit Well presented incorporating 2 storey offices of 1,581 ft ² Front loading access	£34,500 per annum exclusive UNDER OFFER	£25,500 (£12,673)	£2,250.96	£979.82	Rating B

* Mezzanine floors can be left in situ or removed if required.
Contact the joint sole letting agents for more details



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