



Industrial / warehouse unit
1,984 sq. ft. (184 sq. m)

- Imminently available
- Well maintained and attractive estate
- Easy access to the outer ring road

**UNIT 19A ALSTON ROAD, HELLESDON PARK,
NORWICH, NR6 5DS**

FOR SALE / TO LET

Location

Alston Road forms part of the Hellesdon Park Industrial Estate, which is situated approximately 3 miles to the north west 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.

Other occupiers in the immediate vicinity include DHL Tradeteam and Edmundson Electrical. There is also an Asda superstore, a Holiday Inn and a David Lloyd gym a short distance away.

Description

This end terraced unit is situated on the rear row of the estate. It is of steel portal frame construction under an insulated pitched roof.

The unit is occupied by a mobility scooter showroom and as such has suspended ceilings throughout, a central structural wall and stairs which provide access to a low height mezzanine. The lowest eaves height is approximately 4.03m.

There is a roller shutter door and personnel door for access. Internally the unit has a WC and tea point.

Accommodation

The unit provides a gross internal floor area of:

1,984 sq ft (184 sq. m)

Terms

The unit is available either on a freehold or leasehold basis.

A lease will be on a new full repairing and insuring lease for a term to be agreed.

Prices upon application.

Business Rates

According to the VOA website, unit 19A has a Rateable Value of £14,000.

A rates reduction of 33% is available for eligible companies. Please contact the agents or Norwich City Council for the current rate in the £.

Energy Performance Certificate

The property has an EPC rating of C71. A copy of the EPC is available upon request to the sole agents.

Enquiries

For further information, or to arrange a viewing, please contact the sole agents:

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Interior



Entrance hall



Front and parking



Important Notice

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