



**UNIT 54, HELLESDON HALL INDUSTRIAL ESTATE,
NORWICH, NR6 5DR**

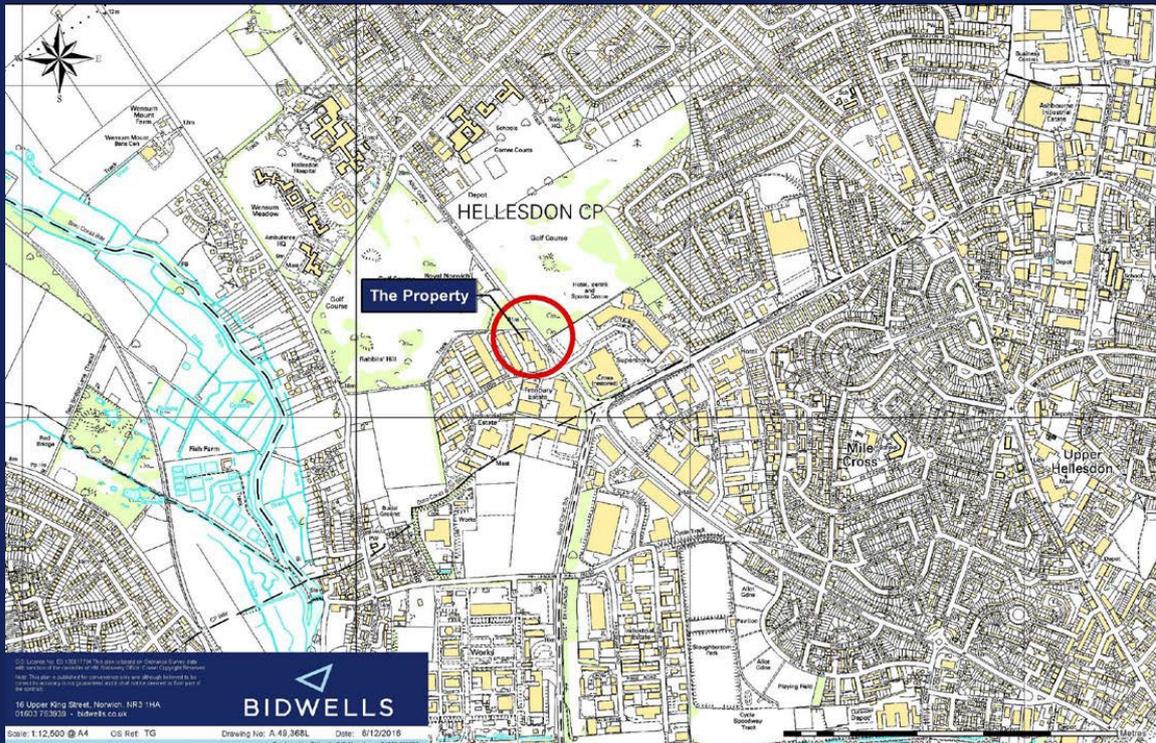
**TO LET | MODERN INDUSTRIAL / TRADE COUNTER UNIT
5,744 SQ. FT (534 SQ. M.)**

- Ground & first floor offices
- Column free warehouse
- Easy access to the outer ring road & NDR

LOCATION

Hellesdon Hall Industrial Estate occupies a prominent position with frontage to Hellesdon Park Road and Drayton High Road (A1067) which is approximately 3 miles north of Norwich. The estate is directly across from an Asda Superstore and Virgin Active, adjacent to the Sweet Briar Retail Park as well as the A140 outer ring road.

Other occupiers on the estate include Wolsey, Tool Truck, TPS VW Group, Hire Station, Amber Home Improvements and City Sprint.



SUMMARY

Description

This mid terrace unit is of steel portal frame construction under an insulated pitched roof with a concrete floor. The unit has a full height up and over door and separate pedestrian door.

The ground floor offices are set out as a trade counter currently, there are also 2 WCs and a tea point on the ground floor. There are stairs to the large open plan first floor offices.

Within the warehouse is a Granada crane in situ which states that it has a safe working load of 3,200 kg. The landlord has not tested this equipment.

Externally, there is a yard providing car parking for approximately 5 cars and access for loading and unloading. There is also a brick wall enclosed bin store.

The minimum eaves height is approximately 5.96m. The unit benefits from 3 phase power and mains water & sewage. There is access to oil in addition.

Accommodation

The unit provides a gross internal floor area of:

	Sq Ft	Sq M
Ground floor	4,950	459.83
First Floor	794	73.75
Total	5,744	533.58

Terms

The unit is on a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

Service Charge

A service charge for the upkeep and maintenance of the estate is payable. The charge applicable for 2025 is £2,745

Legal Costs

All parties to bear their own legal costs.

Business Rates

According to the VOA website, the unit has a Rateable Value of £34,500

Please contact the agents or Broadland District Council for the current rate in the £.

EPC

A copy of the EPC is available upon request to the sole agents.

Further Information

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

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GALLERY



GALLERY



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