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**Light Industrial Unit**  
127.35 m<sup>2</sup> (1,370 sq ft)

Industrial

For Sale

IDEAL STARTER UNIT

POPULAR, WELL-LOCATED  
ESTATE

3-PHASE POWER

ROLLER SHUTTER LOADING  
DOOR

MIN EAVES HEIGHT 4.1M

OFFICE, WC AND MEZZANINE

LOADING AREA AND  
PARKING FOR 3 CARS

**64 Hellesdon Park Road, Drayton High Road,  
Norwich, NR6 5DR**

The property is part of the Hellesdon Park Industrial Estate, which is situated approximately three 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.



**arnoldskkeys.com**  
25 King Street, Norwich, NR1 1PD  
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Description

The property comprises a mid-terrace, steel portal frame light industrial unit, with brick and blockwork elevations under a pitched profile fibreglass sheet roof. The property has been fitted-out to provide ground floor offices, W/C, tea/coffee station as well as mezzanine storage.

To the front elevation, there is a steel roller shutter door opening up to a part tarmac and concrete forecourt providing parking for 3 vehicles plus loading area.

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	M²	Sq Ft
Warehouse/WC	112.17	1,207
Mezzanine	15.18	163
Total GIA	127.35	1,370

Terms

The freehold interest in the property is available for sale at **£210,000 exclusive**.

Business Rates

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

Description: Warehouse and Premises

Rateable Value: £11,000

Rates Payable 2024/2025: £5,489

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 - NOL/njr/120

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Trusted Property Experts

