



**18A ALSTON ROAD, HELLESDON PARK, NORWICH,
NR6 5DS**

**TO LET | WAREHOUSE / INDUSTRIAL UNIT
945 SQ. FT (88 SQ. M.)**

- Easy access to the outer ring road
- Column free warehouse
- 3.65m eaves height

LOCATION

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

The unit is situated within the terrace on the left-hand side of the estate road when approaching from Alston Road.



SUMMARY

Description

The unit is of steel portal frame construction under an insulated pitched roof with a concrete painted floor.

Access is via a full height roller shutter door, separate pedestrian door. The unit will be provided as a cleared warehouse unit leaving the original WC and kitchen block in place.

Externally, there is a yard providing 2 car parking spaces and access for loading and unloading.

The unit provides a gross internal floor area of:

945 sq ft (87.79 sq m)

Business Class Use

The property is occupied currently for use as light industrial (E (G iii) / warehousing (B8).

Additional information

Services

We understand that mains water and electricity are all provided to the unit.

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

Rates

According to the VOA website, the premises has a Rateable Value of £7,600.

Interested parties may be entitled to 100% rates relief due to the rateable value being less than £12,000.

Legal Costs

All parties to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an energy performance asset rating of 81 which falls within band D. The EPC is valid until 29 January 2027.

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:

Chris Squirrell
07887 830124
chris.squirrell@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

GALLERY

