



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

**TO LET | WAREHOUSE / INDUSTRIAL UNIT  
941 SQ. FT (87 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

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### 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:

**87.42 sq. m (941 sq. ft.)**

### Business Class Use

The property is occupied currently for use as light industrial (E (Giii) / 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**

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# GALLERY

