



Light Industrial Unit 211.78 sq m (2,280 sq ft)

Industrial

To Let

LIGHT INDUSTRIAL UNIT

POPULAR MODERN
INDUSTRIAL ESTATE
LOCATION

2 ROLLER SHUTTER
LOADING DOORS

3 PHASE POWER

5M MINIMUM EAVES HEIGHT

AVAILABLE IMMEDIATELY

Unit A & B, Nelson Square, Heath Drive, Holt, NR25 6ER

Hempstead Road Industrial Estate is situated on the outskirts of the attractive and thriving market town of Holt, situated in the heart of North Norfolk. It has a large rural catchment and is well-renowned for its attractive town centre, which is characterised by a number of quality retailers. The town is also home to Greshams School, the principal employer, but other employers within the town include Booker Cash & Carry and Sanders Coaches.

The subject development is situated with access directly from Heath Drive on the Hempstead Road Industrial Estate, located with good access to the Holt bypass.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

Nelson Square comprises a modern development of eight high-quality business units arranged in a terrace. The units are of portal frame construction with brick and profile steel-clad elevations beneath a pitched roof.

The subject unit is accessed via two roller shutter doors and two pedestrian entrances. Internally, the accommodation includes a small reception and office area at the front, with a kitchenette and a single WC located to the rear. The unit has a minimum eaves height of approximately 5 metres.

Externally, the property benefits from dedicated loading areas in front of the shutter doors, a disabled parking space, and further parking located to the front of the unit.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M ²	Sq Ft
Warehouse	181.70	1,956
Mezzanine	30.08	324
Total GIA	211.78	2,280

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed at **£17,600 per annum**.

Business Rates

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

Description: Store and premises

Rateable Value: £12,500

Rates Payable 2026/27: £5,400.

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: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - HRD/njr/29823/120

