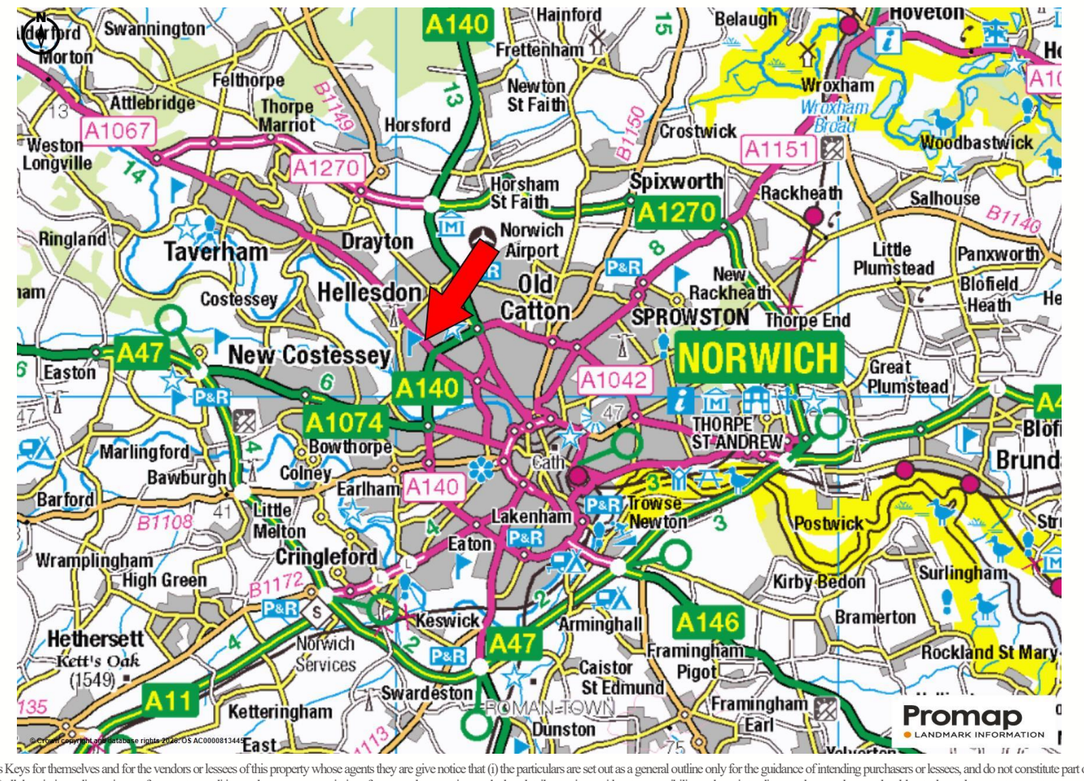
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Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute 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 lessees 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.

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Detached Warehouse /Industrial Unit with Large Yard
528.76 m² (5,692 sqft) plus mezzanine 0.158 ha 0.39 ac

Industrial

For Sale

DETACHED WAREHOUSE AND OFFICES

WELL LOCATED ESTATE WITH EASY ACCESS TO THE RING ROAD

MINIMUM EAVES HEIGHT OF 4.74 METRES

8 PARKING SPACES

3 PHASE ELECTRICITY

Hyperion House, 15 Alston Road, Hellesdon Park Road, Norwich, NR6 5DS

Hellesdon Park Industrial Estate is situated approximately three miles northwest of Norwich city centre. The estate is close to the city's outer ring road which gives good access to Drayton Road, the city centre and the Broadland Northway. The property is situated towards the rear of the estate on Alston Road.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

Hyperion House, Alston Road, Hellesdon Park Road, Norwich, NR6 5DS

Description

The property comprise a steel portal frame warehouse with an interesting design of wrap around single storey offices and showroom to the front. It has a solid brick and steel-clad elevations under a profile steel roof. The property has been fitted out to provide quality ground floor offices, with WCs and a kitchen. A mezzanine for storage is within the warehouse with forklift access.

To the side elevation, there are 2 steel roller shutter doors opening to a service yard and there is a tarmac forecourt providing parking for 8 vehicles plus loading area at the front of the building.

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	369.10	3,973
Internal Offices	61.11	658
Reception and offices	95.55	1061
Total GIA	**528.76**	**5,692**
Mezzanine	324.56	3,494
Site area	0.158Ha	0.39ac

Terms

The freehold interest in the property is available for sale with vacant possession at **£515,000 exclusive.**

Business Rates

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

Description: Warehouse and premises

Rateable Value: £38,500

Rates Payable 2026/2027: £16,632

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

Guy Gowing
guy.gowing@arnoldskeys.com
DDi: 01603 216804

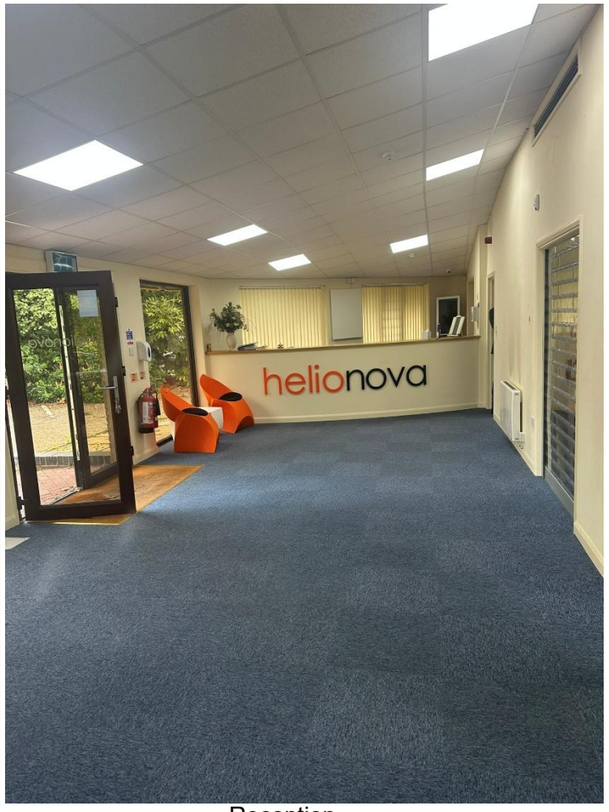
Harry Downing
harry.downing@arnoldskeys.com
DDi: 01603 216806

Rafe Lochore
rafe.lochore@arnoldskeys.com
DDi: 01603 206045

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Yard and Loading



Reception