



**Offices**  
14.90m<sup>2</sup> (150sqft) - 322.95m<sup>2</sup> (3,466sqft)

Office

To Let

FULLY FUNCTIONING  
BUSINESS CENTRE

LOCATED IN A POPULAR AND  
AFFLUENT NORTH NORFOLK  
MARKET TOWN

GOOD TRANSPORT LINKS TO  
NORTH NORFOLK

**Hempstead Road Business Centre, Hempstead Road,  
Holt, Norfolk NR25 6EE**

The Business Centre is located as part of the principal industrial estate on the southern side of the market town of Holt, a popular and affluent market town, situated approximately 26 miles north of Norwich.

Other occupiers include Booker Wholesale and Sanders Coaches, along with other regional and local operators.

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.





Description

The property comprises three steel portal frame bays, the rear sections of which are used for warehousing and industrial purposes, and with half of the front bay having been converted to a two storey office module.

The current vacant space includes various offices on the first floor, providing a mixture of open plan and ancillary offices.

The offices benefit from carpeted floors, suspended ceilings, LED spot lighting, plastered and painted walls and WCs to the ground and first floor.

Externally the property benefits from approximately 32 car parking spaces to the front, a gated access to the side of the unit leading to the warehouse, a large tarmac turning and loading area and large yard area to the rear.

Accommodation

We have measured the property in accordance with the IPMS and calculate the following approximate net internal floor areas:

Description	M²	Sq Ft
<b>First Floor Vacant Offices</b>		
Office 24	159.97	1,722
Office 22	14.90	150
Office 23a	22.24	240
Office 23b	15.07	162
Office 18-20	110.77	1,192
<b>Total NIA</b>	<b>322.95</b>	<b>3,466</b>

Terms

The properties are available on a new full repairing and insuring leases, for a term to be agreed.

Please contact the agent for full details.

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Business Rates

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

Offices 18-20

Description: Offices and Premises

Rateable Value: £12,250

Rates Payable 2025/2026: £6,112.75

Offices 22

Description: Offices and Premises

Rateable Value: £1,675

Rates Payable 2025/2026: £835.83

Offices 23a

Description: Offices and Premises

Rateable Value: £1,725

Rates Payable 2025/2026: £860.75

Offices 24

Description: Offices and Premises

Rateable Value: £18,000

Rates Payable 2025/2026: £8,982

EPC

The property has an EPC rating of: C

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

