



## Air conditioned Office Space with Storage

309.73 sq m (3,334 sq ft)

Office & Storage

To Let

REFURBISHED OFFICE SPACE

AIR CONDITIONING

OPEN PLAN WITH MEETING ROOMS

NEW KITCHEN & WC'S

INCLUDES FIRST FLOOR STORAGE SPACE OF 1,134 SQ FT

ON SITE CAR PARKING

First Floor, 17 Hellesdon Park Road, Norwich, Norfolk NR6 5DR

The property is located on the Hellesdon Park Industrial Estate, which is approximately two miles north west of the city centre. It is also located close to the Sweet Briar Industrial Estate and Whiffler Road.

Nearby occupiers include John E Wright, National Windscreens, Wolesey, Digital Network Solutions and Broadland Windows, as well as a large number of independent businesses.

The property is also located close to the outer ring road to the city (A1042), with good access to the Cromer Road and Northern Distributer Road, as well as the main city centre.

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 first floor office accommodation accessed from a newly created entrance solely for the use of the first floor tenant.

The entrance provides access from the car park to a small stair lobby which leads directly up to the first floor offices which are arranged in predominantly open plan format with 3 meeting rooms, male and female WCs and kitchen plus an IT/server room.

The offices have undergone refurbishment to provide new LED lighting, refurbished male and female WCs & kitchen, and new electric wall heaters, in addition to air conditioning.

Adjacent to the office space and accessed from a connecting door is mezzanine storage space with vinyl flooring and painted blockwork walls which is open to the roof eaves. Separate access is provided by stairs with access from the side of the property.

On site car parking is available to the front of the property.

### Accommodation

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

Office (NIA): 204.35 sq m / 2,200 sq ft  
Storage (GIA): 105.33 sq m / 1,134 sq ft  
**TOTAL: 309.68 sq m / 3,334 sq ft**

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, quoting terms are available on request.

### Business Rates

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

Description: Office and Premises

Rateable Value: To be assessed.

Rates Payable 2023/2024: To be assessed.

### Legal Costs

Each party is to bear its own legal costs.

### VAT

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

### EPC

The property has an EPC rating of: C

### Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

