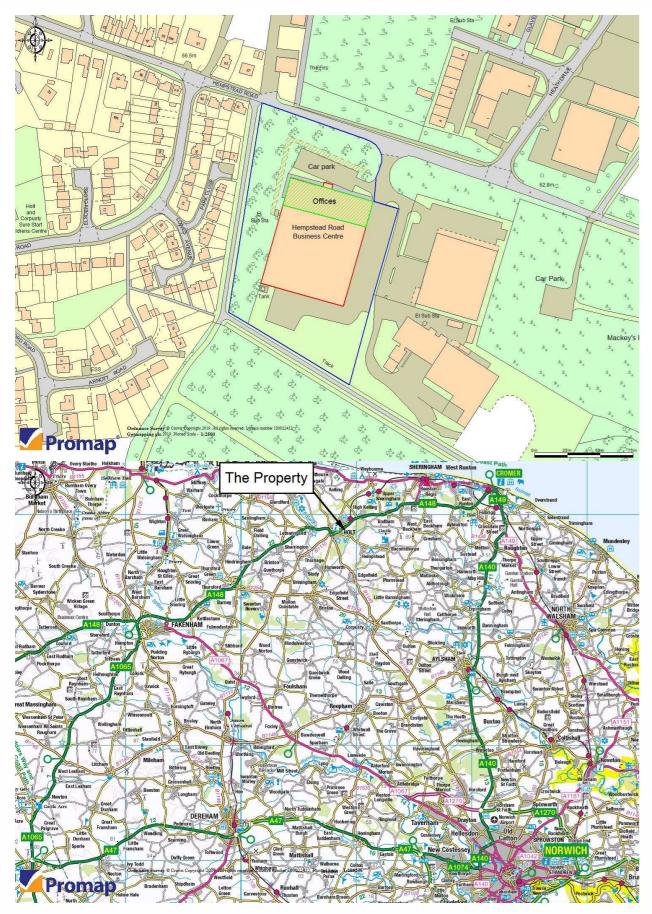
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Offices DRAFT 14.1 to 377.7 sq m (150 to 4,054 sq ft) Offices

To Let

FULLY FUNCTIONING BUSINESS CENTRE

LOCATED IN A POPULAR AND AFFLUENT NORTH NORFOLK MARKET TOWN

GOOD TRANSPORT LINKS TO NORTH NORFOLK

OFFICES AND WAREHOUSING AVAILABLE

Hempstead Road Business Centre, Hempstead Road, Holt, 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.



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

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
Ground Floor Vacant		
Offices		
Offices 9 & 10	14.12	152
Office 15	33.90	365
Office 16	21.65	233
First Floor Vacant Offices		
Office 24	159.97	1,722
Meeting Room /		
Offices 18-20	110.77	1,192
Office 22	14.90	150
Office 23a	22.24	240
Total NIA	377.71	4,054

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.

Business Rates

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

Offices 18-24

Description: Offices and Premises

Rateable Value: £23,250

Rates Payable 2022/2023: £11,601.75

Offices 24a

Description: Offices and Premises

Rateable Value: £19,250

Rates Payable 2022/2023: £9,605.75

The Business Rates will be reassessed depending on the total area let.

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 Commercial 01603 216825

Nick O'Leary

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07725 372577

Harry Downing

Harry.downing@arnoldskeys.com

01603 216806

SUBJECT TO CONTRACT

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