



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

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**

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	M <sup>2</sup>	Sq Ft
<b>Ground Floor Vacant Offices</b>		
Offices 9 & 10	14.12	152
Office 15	33.90	365
Office 16	21.65	233
<b>First Floor Vacant Offices</b>		
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
<b>Total NIA</b>	<b>377.71</b>	<b>4,054</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.**

**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  
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)  
 07725 372577

Harry Downing  
[Harry.downing@arnoldskeys.com](mailto:Harry.downing@arnoldskeys.com)  
 01603 216806

SUBJECT TO CONTRACT

