

# Lot 2

£50,000 per annum  
exclusive

## Hellesdon Park Road, Hellesdon, Norwich, Norfolk NR6 5DR

Freehold Industrial Investment



### Key Details

- Entirely let to Norfolk Community Health & Care NHS until 2026 (1)
- 824.28 sq m (8,872 sq ft) on a site of 0.17 hectares (0.42 acres)
- 13 car parking spaces
- VAT-free investment

### Location

**Miles:** 2.5 miles north of Norwich  
25 miles west of Great Yarmouth  
45 miles north of Ipswich  
**Roads:** A140, A146, A11  
**Rail:** Norwich Train Station  
**Air:** Norwich International Airport

### Situation

Norwich is a cathedral city and the county town of Norfolk, with a population of 141,300. Hellesdon is a mixed commercial/residential suburb located 2.5 miles north-west of Norwich city centre. Hellesdon is accessed via the A1067 and the A1042 outer ring road. The property is located in the Hellesdon Hall Industrial Estate, which is adjacent to the A1067. Norfolk & Suffolk Hospital is 0.25 miles to the north. The property is situated in a prominent corner location on Hellesdon Park Road, close to its junction with Drayton High Road (A1067). Nearby occupiers include DHL, Wolesey, IKEA and Evans Halshaw Car Store.

### Description

The property comprises two interlinked units over ground floor with office and warehouse accommodation. The front unit is divided into offices and warehousing with ancillary kitchen. There is an area of mezzanine storage over part of the warehouse. The rear section is a warehouse. Both sections have loading doors and the eaves height is 4.35 metres (14' 3"). The property benefits from a forecourt with parking area for 13 cars.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

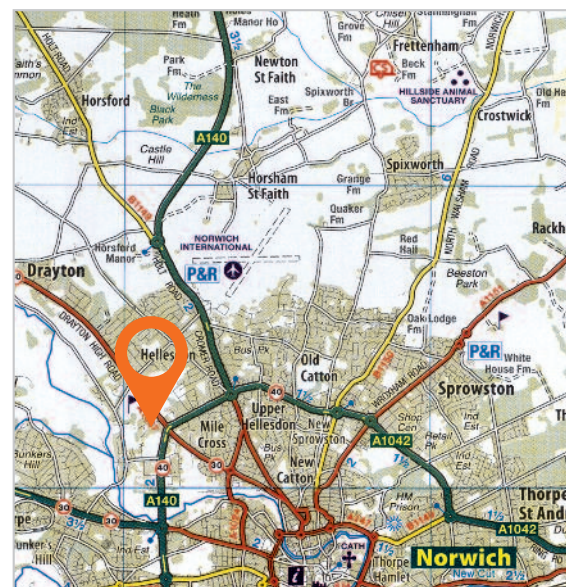
### Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Industrial	772.81 sq m	(8,319 sq ft)	NORFOLK COMMUNITY HEALTH & CARE NHS (2)	10 years from 01/10/2016 on a full repairing and insuring lease (1)	£50,000	01/10/2023 (1) (01/10/2026)
Mezzanine	Ancillary	51.47 sq m	(554 sq ft)				
<b>Total</b>		<b>824.28 sq m</b>	<b>(8,873 sq ft)</b>			<b>£50,000</b>	

- (1) There is a tenant's option to determine on 01/10/2023.  
(2) In 2016/17, Norfolk Community Health and Care (NCHC) delivered an adjusted surplus of £2.695m. NCHC employs over 2,200 staff. (Source: [www.norfolkcommunityhealthandcare.nhs.uk](http://www.norfolkcommunityhealthandcare.nhs.uk)).



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