



Hempstead Road Industrial Estate

Glaven Road, Holt, NR25 6ES

**Freehold industrial unit for
sale with vacant possession
in Holt, Norfolk**

3,999 sq ft
(371.52 sq m)

- Well connected to Norwich
- Additional storage area
- Site area 0.10 ha 0.24 acres
- OIEO £200,000 excl, VAT invited on an unconditional basis

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Summary

Available Size	3,999 sq ft
Price	Offers in excess of £200,000
Rateable Value	£18,000
EPC Rating	Upon enquiry

Description

This unit has a solid steel frame structure with brick cladding and pitched steel frame roof. There's also a steel framed mezzanine storage area, providing additional storage.

Location

Located within the Hempstead Road Industrial Estate in Holt, a key industrial location in North Norfolk. The estate is home to several industrial occupiers, including Holt Timber and Holt Motor Services. The property benefits from being close proximity to major road links, with the A148 located just 0.5 mile to the west, providing access to Cromer and the B1149 providing access to Norwich.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,279	304.63
Mezzanine	720	66.89
Total	3,999	371.52

Viewings

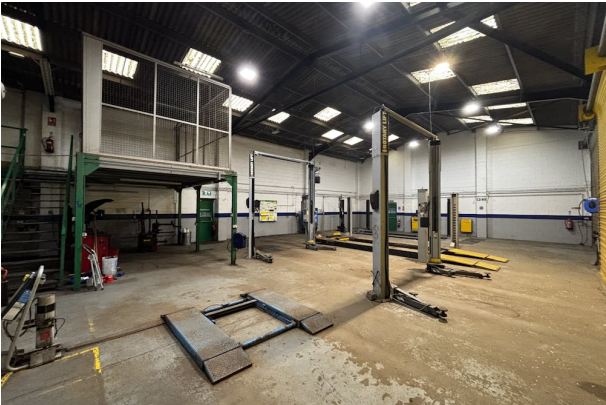
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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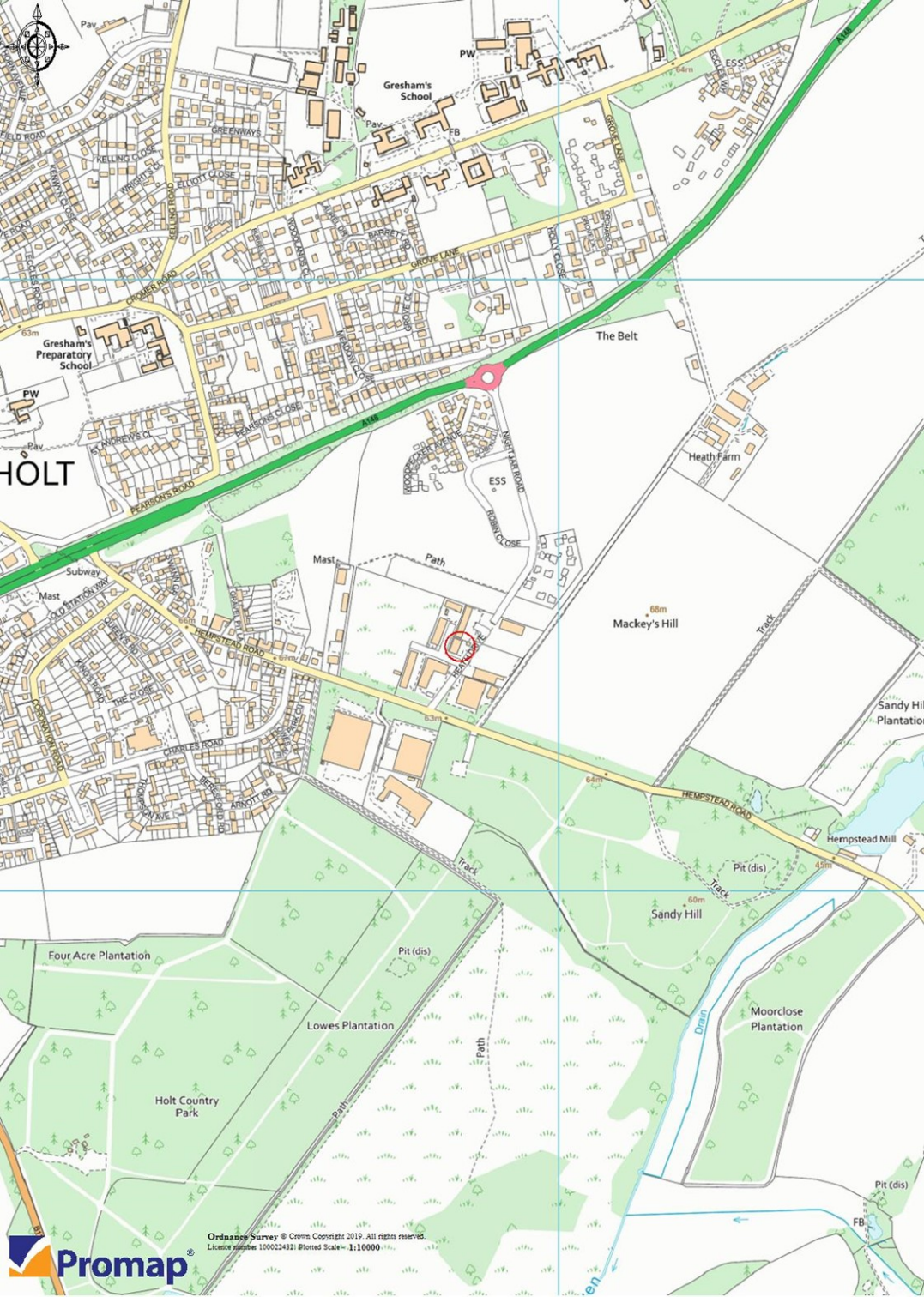
GLAVEN ROAD

Nelson Court

Depot

HEATH DRIVE

62.8m



HOLT