



1C BESTHORPE ATTLEBOROUGH, NR17 2LD

£23,000 (FROM) PER

A self-contained commercial unit of approximately 2644 sq.ft (Warehouse 2,134 sq.ft and Office/Wc/Kitchen 530 sq.ft) sq ft located within the Popular well-maintained Rookery Business Park, conveniently positioned just off the A11.

The unit benefits from a roller shutter loading door, office accommodation, and WC facilities, making it suitable for a variety of business uses. Externally, the property includes a secure gated yard of approximately 2,500 sq ft.

Rookery Business Park is ideal for both start-up and established businesses, offering flexible, tenant-friendly lease terms within a smart, secure business environment.



1C BESTHORPE

terms

TERMS:

3-year lease, contracted outside the provisions of the Landlord & Tenant Act 1954.

Rent: £25,000 per annum + VAT, payable monthly in advance.

Mutual break clause available.

Deposit: Equivalent to three months' rent.

Legal costs: Each party to bear their own legal costs.

Lease preparation: Prepared by the landlord. A £250 administration fee is payable, refundable upon completion of the lease.

Anti-Money Laundering Regulations: Prospective tenants will be required to provide identification and documentation to comply with Anti-Money Laundering regulations.

Additional Information

Ample car parking and easy access for articulated lorries.

No service charge.

Mains water (metered).

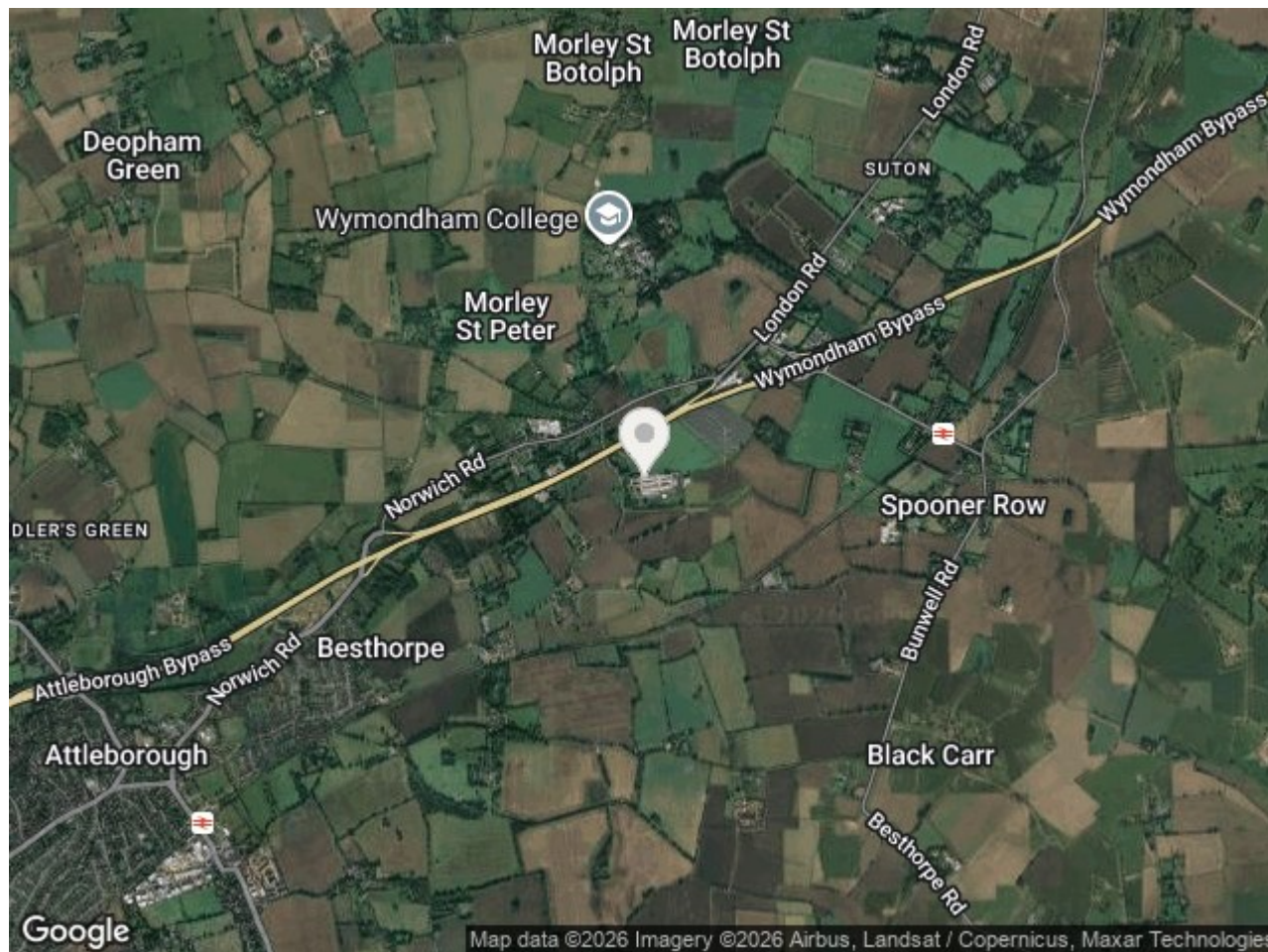
Telephone line and broadband available (subject to provider charges).

Business Rates: Interested parties should make their own enquiries with Breckland District Council.

Location

Rookery Business Park is conveniently located just off the A11, providing excellent transport links. Norwich is approximately 12 miles away by road, while Central London can be reached in around 1 hour 40 minutes by train. Norwich International Airport is approximately 20 minutes away, and the ports of King's Lynn and Great Yarmouth serve 19 European countries.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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