



UNIT 8 ROOKERY BUSINESS PARK

BESTHORPE, NR17 2LD

£9,000 PER ANNUM

A well-presented commercial unit situated within the established Rookery Business Park, offering flexible accommodation suitable for a variety of business uses. The property benefits from ample parking, excellent access for articulated lorries, energy-efficient solar panels to help reduce electricity costs, and no service charge. Conveniently located with easy access to the A11, providing excellent transport links across Norfolk and beyond.



UNIT 8 ROOKERY BUSINESS

Terms

New 3-year lease available outside the protection of the Landlord & Tenant Act 1954.

Rent: £9,000 per annum plus VAT, payable monthly in advance.

Mutual break clause included.

Rent deposit equivalent to three months' rent required.

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

A holding deposit equivalent to one month's rent is payable upon agreement of terms and is refundable upon completion of the lease.

Property Features

Ample on-site car parking.

Excellent access for articulated lorries (HGVs).

Energy-efficient solar panels, helping to reduce ongoing electricity costs.

No service charge.

Services

Mains water (metered supply).

Telephone line available (subject to provider charges).

Broadband available (subject to provider charges).

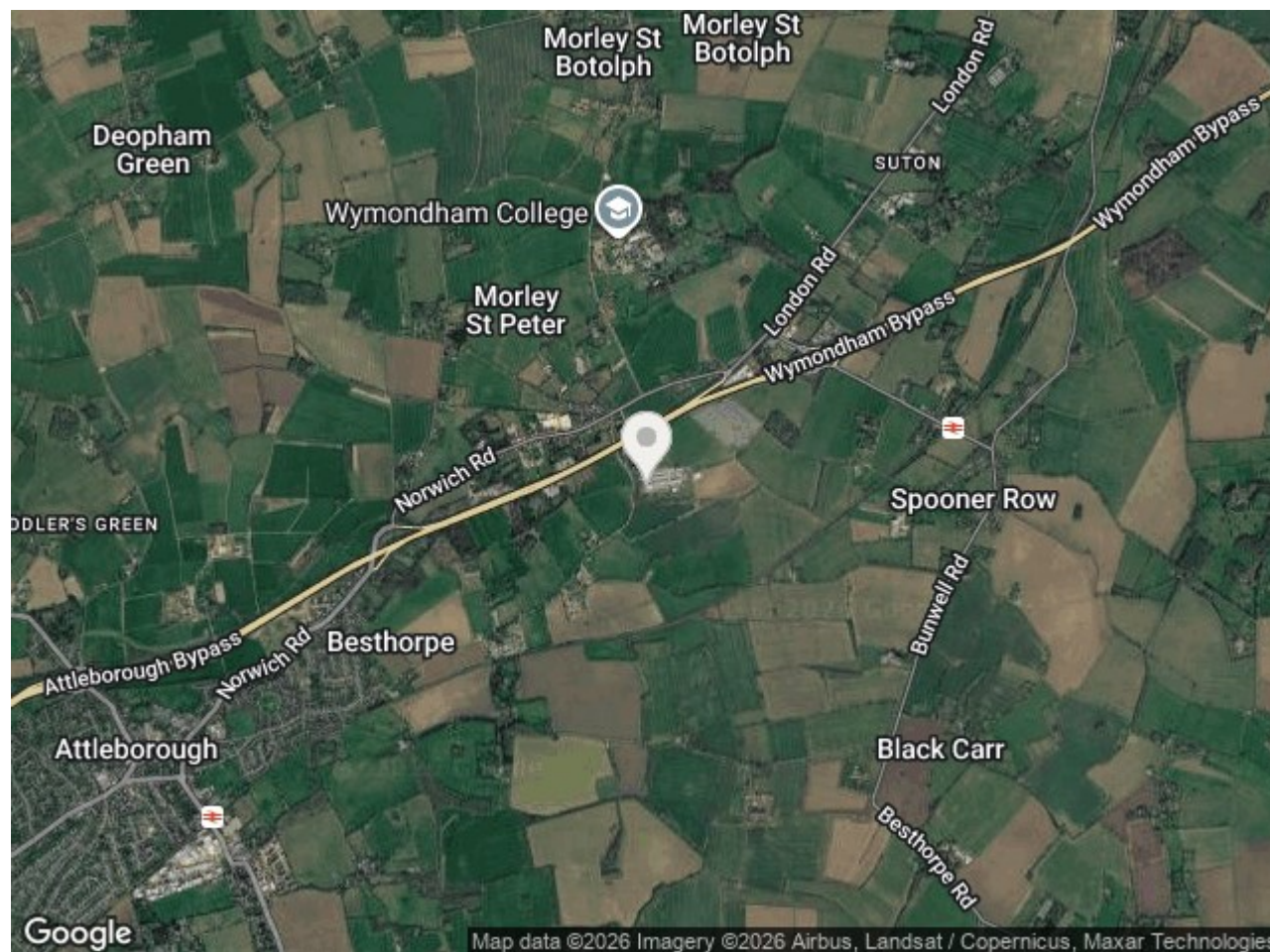
Business Rates

Prospective tenants are advised to make their own enquiries with Breckland District Council regarding business rates liability.

Viewings: Strictly by appointment

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide proof of identity and address, together with any other documentation reasonably requested, before any transaction can proceed.



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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