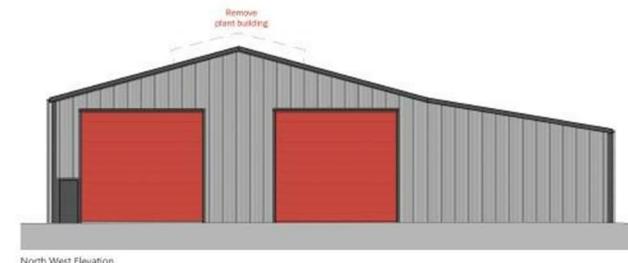
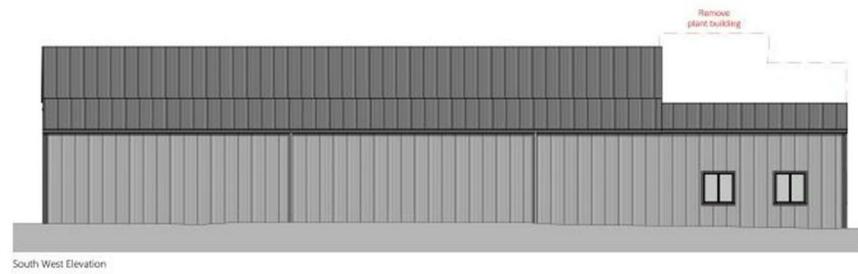




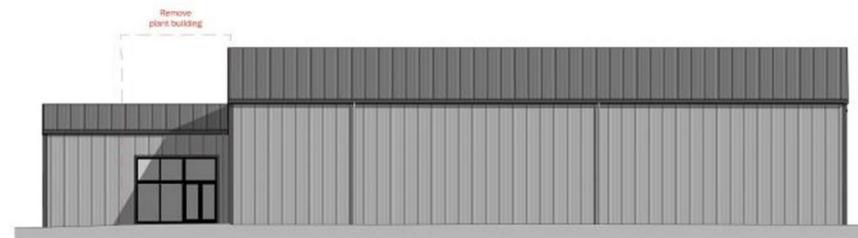
South East Elevation



North West Elevation



South West Elevation



ROOKERY BUSINESS PARK SILVER STREET BESTHORPE, NR17 2LD

Available Spring/Summer 2025 Brand New Verstaile Premises that would suit HQ Building/ Distribution Centre set within its own Gated Yard with additional parking for 10 cars.

Situated on the Popular Rookery Business Park with excellent access to the A11 and other amenities.

A new Premises comprising a high quality warehouse facility of 9,000 sq.ft with two Roller Shutter Doors (20ft x 20ft each). Eaves Height (20ft) Ground floor office accommodation (1,250sq.ft), with Kitchen and WC's. A fenced and gated hardstanding yard of 13,000 sq.ft serving the premises. A separate car park for approximately 10 cars.



Ground Floor



£60,750 PER ANNUM



ROOKERY BUSINESS PARK



SUMMARY

Available as a Pre-let with anticipated letting to commence Spring /Summer 2025

A Self Contained Industrial/Warehouse Premises, with Offices set within its own fenced and gated yard with adjoining parking.

Rookery Business Park provides people and businesses with the space and facilities needed to grow, it is owned and managed by J C Frost & Co Ltd. With approximately 100,000 sq ft of Business Space ranging in size from 400 – 7000 sq ft for nearly 40 Businesses in East Anglia.

Once a Turkey Farm and processing plant the factory and farm building have been converted into commercial buildings.

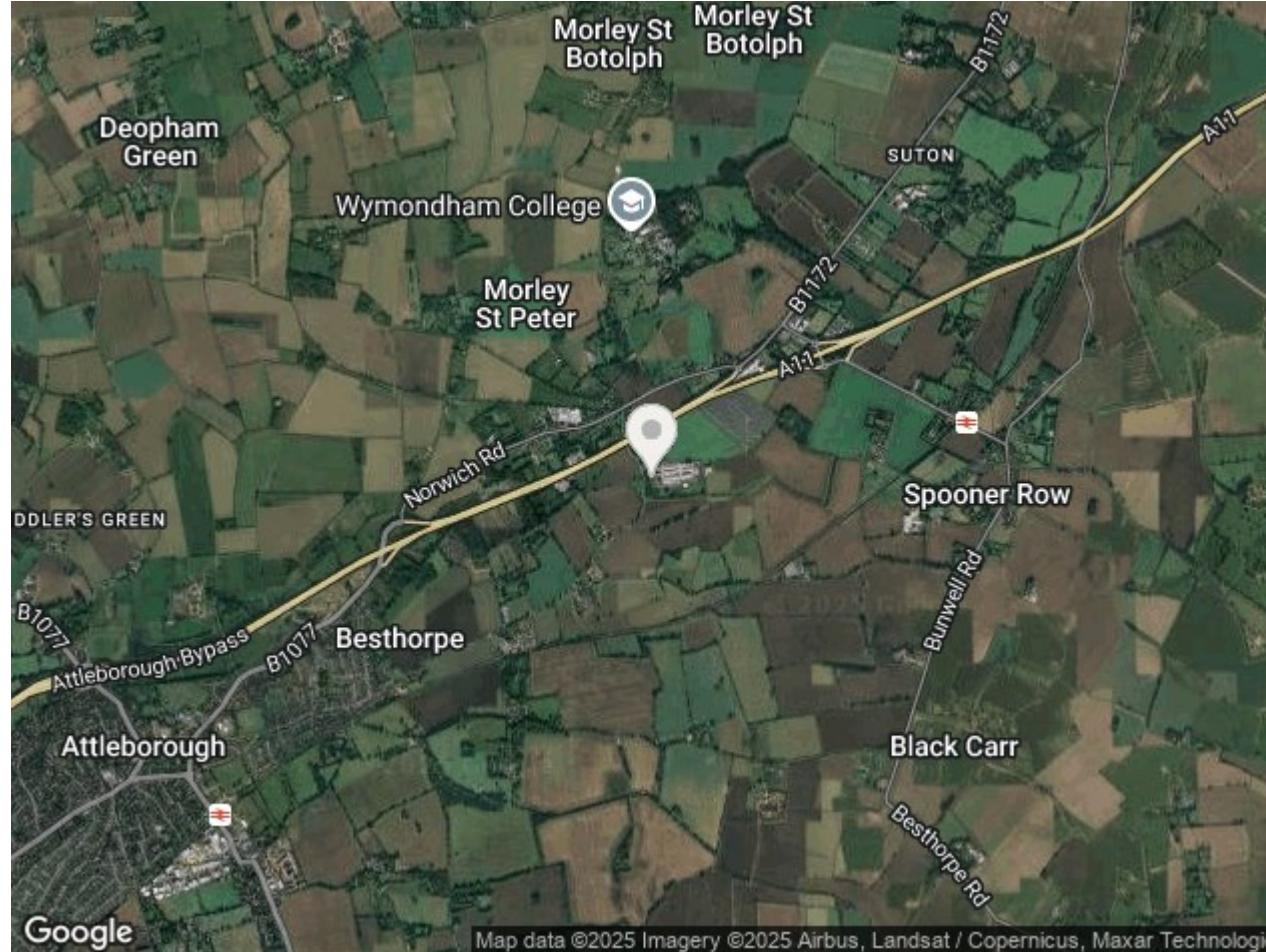
A message from the Landlord:- J C Frost & Co Ltd are family run business, based on site which gives us an advantage compared to other similar business/industrial parks who are not available day to day and are managed externally. We pride ourselves in our friendly and proactive way of dealing with problems, and we believe we give a fair rate which is why we are full and have a great relationship with our tenants.

TERMS:

- The Premises is available to rent by way of a Full Repairing Lease (Outside the Protection of 1954 Act) for a minimum of 6 years.
- 3 month deposit required.
- Rent payable quarterly in advance by standing order.
- Rates payable by Tenant.
- No Service Charge.
- Legal Cost: Each Party to pay their own.

SERVICES:

- Electricity
- 3 Phase Electricity
- Mains Water
- WIFI Available Through Business Park's Lease Line
- This Premises has its own Sewage Treatment Plant



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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