

To Let: Warehouse Unit



Rookery Business Park - Close to A11

A modern development of linked warehouse and industrial units suitable for B1, B2 and B8 uses. The property benefits external courtyard, up and over loading doors and personal entrance (office area may be added by separate agreement) Very well insulated, lots of natural light, extensive parking and secure site.

- Rents start from circa £2400 per quarter.

Rookery Business Park is a modern business park located adjacent to the A11 with access directly from the Attleborough or Spooner Row junctions. Norwich is approximately 12 miles to the North East with Thetford approximately 20 miles to the South West.

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Accommodation

The following units are available on the business park.

Units 1-5 LET

Unit 6 - 2,400sq.ft. available - **Rent £9,480 - Business Rates £3,600 approx LET**

Units 7 & 8 LET

Unit 9 LET

Unit 10 - LET

Unit 11 - 6,200 sq.ft. available

Unit 12 - 4,800 sq.ft.

Unit 14 - 6,000 sq.ft. LET

Unit 15 - 5,200 sq.ft. LET

Unit 16 - 6,800 sq.ft. LET

Unit 17 - LET

Unit 18 - LET

A new unit with 6mtrs eaves height and comprising 10400 sq.ft. Completion July/August 2011. (7800 sq.ft.) Available

Services

Mains water, electricity and drainage are connected to the premises. **Rates**

Details available on request. Further information please contact Breckland District Council. Tel: 01362-656870

Terms

To let upon new full repairing and insuring lease on terms to be agreed.

Rent

Details available on application. Very sensible levels for 2011 depending on length of lease taken.

Service Charge

A modest service charge is levied for the management of the estate including service areas and estate roads. Further details upon request.

Legal Costs

Each party is responsible for their own costs incurred in the transaction.

VAT

VAT may be applicable on the transactions associated with the premises.

Directions

From Norwich proceed approximately 12 miles on the A11 towards Attleborough and take the Besthorpe exit. Turn right over bridge and then left onto London Road. Continue straight over roundabout and then next left onto Silver Street. rookery Business Park can be found on the left just after the bridge over motorway.

Viewing

Strictly by arrangement with Pure Commercial. Call Robert Wells 07789-998555

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Property Misdescriptions Act 1991

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 3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
 4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
 5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.
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