



A PLACE TO MAKE, SELL AND GROW.

Workshops, studios, independent retail, hobbies and storage.
Room for your business, your hobby or your kit.



AI CONCEPT / AN ILLUSTRATION OF THE VISION

Vision and letting proposal

29 October 2026

THE VISION

Space for work, hobbies and kit.

The Old Dairy offers practical, characterful spaces for independent businesses, personal hobbies and extra storage. Whether you make, repair or sell, need room for a workbench, or simply want somewhere to keep your kit, enquiries are welcome. You do not need to run a business.

All numbered workshops will have new insulated roofs, new doors and their own power supply. Choose a compact workshop or a larger space with an upper floor. Some adjoining workshops may be combined, subject to layout, works and agreement.

MAKE & REPAIR

Furniture restoration, upholstery, sewing, joinery and other compatible light industrial crafts.

CREATE & SELL

Pottery and crafts retail, artists, illustrators, florists and independent homeware businesses.

HOBBIES & STORAGE

A dedicated place for personal projects, tools, cycling or outdoor kit and collections. Discuss your planned use and access needs with us.



AI concept: The Stables as an artisan workshop and upper timber store.

THE COLLECTION

Find a space with possibility.



The Butter House

476 sq ft | Indicative rent £476 per month

Retail concepts for homeware or a florist. Water and gas connections.



The Parlour

780 sq ft including kitchen | £780 per month

623 sq ft main room plus 157 sq ft kitchen/changing room. Water and gas. Three phase can be added by arrangement. Workshop 5 is a separate optional addition.



The Stables

Approx. 1,084 sq ft including upstairs | £813 per month

Approx. 542 sq ft downstairs and 542 sq ft upstairs. Water and gas. Three phase can be added by arrangement. Front room access is awaited on 15 November 2026.

The Stores has three phase electricity and combines 409 sq ft downstairs with 189 sq ft upstairs. The Old Office offers 233 sq ft for workspace or storage. Smaller numbered workshops offer room for businesses, hobbies or extra kit, with combinations available to discuss.

All images on this page are AI concepts. Fit out and final specification are to be agreed.

THE SPACES AND RENTS

Indicative rental schedule.

Assumed areas are shaded amber and remain subject to measurement.

SPACE	AREA SQ FT	£/SQ FT PER YEAR	ANNUAL RENT	MONTHLY
The Butter House	476	£12	£5,712	£476
The Parlour incl. kitchen	780	£12	£9,360	£780
The Stables incl. upstairs	Approx. 1,084	£12 ground £6 upstairs	£9,756	£813
The Stores incl. upstairs	598	£15 ground £7.50 upstairs	£7,553	£629
The Old Office	233	£15	£3,495	£291
Workshop 1	204	£15	£3,060	£255
Workshop 2	166	£15	£2,490	£208
Workshop 3	200 assumed	£15	£3,000	£250
Workshop 4	200 assumed	£15	£3,000	£250
Workshop 5 / Parlour option	176	£15	£2,640	£220
Workshop 6	160 assumed	£15	£2,400	£200
Workshop 7	160 assumed	£15	£2,400	£200
Workshop 8	160 assumed	£15	£2,400	£200
Workshop 9	159	£15	£2,385	£199
Workshop 10	148	£15	£2,220	£185

Indicative rent only. Availability, areas, lease terms, works and final specification require confirmation. Utilities, business rates, any service charges and VAT if applicable are additional and will be confirmed. No space is counted twice.



THE LETTING APPROACH

Bring your idea to the yard.

We welcome independent businesses, hobbyists and people who need extra storage. Tell us what you would like to do or store and how often you need access, so we can discuss a suitable space.

01 / TELL US WHAT YOU NEED

Tell us about your business, hobby or storage needs. Include your tools or equipment, access needs, deliveries, noise, customer visits and service requirements.

02 / CHOOSE THE RIGHT FOOTPRINT

Discuss a named building, an individual workshop or an adjoining combination. Workshops 1 and 2 together provide 370 sq ft, with an indicative combined rent of £463 per month at the current rate.

03 / AGREE WHAT IS NEEDED

Explore layout, proposed glazing, any alterations and the intended use before agreeing terms. The Parlour can be discussed with Workshop 5 as an optional addition.

04 / VIEW AND CONFIRM

Check measurements and condition, confirm availability and services, and agree the fit out and lease terms. Cafe and other specialist uses depend on suitability and any necessary approvals.

Our preferred mix

Makers, restorers, artists, independent retailers, hobbyists and storage users whose activities can sit comfortably alongside one another. Personal projects and practical space for extra kit are welcome.

About the images

The images in this proposal were created with AI from earlier photographs to illustrate possible uses and improvements. They show a vision, not completed works, an agreed fit out or evidence of existing occupiers. Measurements must come from the plans and on site checks, not these images.

THE OLD DAIRY, BECCLES