



CHAPMAN
CHARTERED SURVEYORS

DISS BUSINESS CENTRE, DARK LANE, SCOLE, DISS IP21 4HD

Up to 716.7 sqm / 7,715 sqft



OFFICES WITH FLEXIBLE LEASE TERMS AND CAR PARKING

Ref: 0926

T. 01379 687645

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WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Offices with flexible lease terms and car parking
Up to 716.7 sqm / 7,715 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

Diss Business Centre is located in a quiet rural location on the edge of the town with easy access to the A140 / A143.

DESCRIPTION

A two storey building of solid brick construction under a pitched roof comprising a number of office suites as well as reception, common facilities and car parking.

FACILITIES

Diss Business Centre has high-speed internet (up to 1,000mbps), serviced reception, 24/7 access via key fob, and parking for staff and visitors on site.

ACCOMMODATION

27 offices in the main building and a further seven in the Old Barn Annex.

AVAILABILITY

See attached schedule.

LEASE TERMS

Easy-in / easy-out three-year lease with a rolling break clause on three months' notice at any time after 12 months.

RENT

£8.00-£8.50/sqft – see attached schedule.

SERVICE CHARGE

£4.70/sqft – see attached schedule.

VAT

All charges are subject to VAT.

DEPOSIT

Three months' rent.

SERVICES

Mains water and electricity. Some units have kitchen units, otherwise shared communal facilities. Key fob door entry system. Intruder and fire alarm. Stairlifts to first floor.

BUSINESS RATES

See attached schedule.

ENERGY PERFORMANCE CERTIFICATE

Energy rating: D (98)

LOCAL AUTHORITY

South Norfolk Council

COSTS

Tenant charge of £495+VAT prior to signing the lease.

FURTHER DETAILS

For an up-to-date schedule of available offices and details of our standard lease terms please contact:

Vanessa Couszins

01379 650462

v.couszins@dissbusinesscentre.co.uk

www.dissbusinesscentre.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.

DISS BUSINESS CENTRE
DARK LANE
SCOLE
DISS
IP21 4HD

AVAILABLE

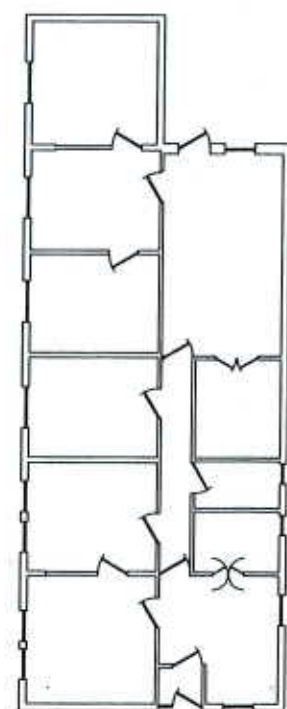
No	NIA		Tenant	RENT			SERVICE CHARGE			RENT + S/C		BUSINESS RATES		
	Sqm	Sqft		£ pa	£ pcm	£/sqft	£ pa	£ pcm	£/sqft	£ pa	£ pcm	RV £	Mult.	£ pa
2	27.74	298.60	AVAILABLE	2,500.00	208.33	8.37	1,405.96	117.16	4.71	3,905.96	325.50	2,075	49.9	1,035.43
4	20.94	225.40	AVAILABLE	1,920.00	160.00	8.52	1,061.31	88.44	4.71	2,981.31	248.44	1,500	49.9	748.50
5	42.41	456.51	AVAILABLE	3,840.00	320.00	8.41	2,149.48	179.12	4.71	5,989.48	499.12	3,250	49.9	1,621.75
6	35.49	382.02	AVAILABLE	3,240.00	270.00	8.48	1,798.75	149.90	4.71	5,038.75	419.90			
7	16.33	175.78	AVAILABLE	1,500.00	125.00	8.53	827.66	68.97	4.71	2,327.66	193.97	3,850	49.9	1,921.15
11	39.70	427.34	AVAILABLE	3,600.00	300.00	8.42	2,012.13	167.68	4.71	5,612.13	467.68	2,950	49.9	1,472.05
12	48.09	517.65	AVAILABLE	4,320.00	360.00	8.35	2,437.36	203.11	4.71	6,757.36	563.11	3,550	49.9	1,771.45
18	17.59	189.34	AVAILABLE	1,620.00	135.00	8.56	891.52	74.29	4.71	2,511.52	209.29	1,325	49.9	661.18
19	17.58	189.24	AVAILABLE	1,620.00	135.00	8.56	891.01	74.25	4.71	2,511.01	209.25	1,325	49.9	661.18
21	47.64	512.81	AVAILABLE	4,350.00	362.50	8.48	2,414.56	201.21	4.71	6,764.56	563.71	3,500	49.9	1,746.50
22	60.96	656.19	AVAILABLE	5,580.00	465.00	8.50	3,089.66	257.47	4.71	8,669.66	722.47	4,550	49.9	2,270.45
23	71.59	770.61	AVAILABLE	6,540.00	545.00	8.49	3,628.42	302.37	4.71	10,168.42	847.37	5,700	49.9	2,844.30
24	55.81	600.75	AVAILABLE	5,100.00	425.00	8.49	2,828.64	235.72	4.71	7,928.64	660.72	4,150	49.9	2,070.85
25	40.32	434.02	AVAILABLE	3,660.00	305.00	8.43	2,043.55	170.30	4.71	5,703.55	475.30	3,050	49.9	1,521.95
26	41.30	444.56	AVAILABLE	3,780.00	315.00	8.50	2,093.22	174.44	4.71	5,873.22	489.44	3,000	49.9	1,497.00
27	133.25	1,434.34	AVAILABLE	12,180.00	1,015.00	8.49	6,753.56	562.80	4.71	18,933.56	1,577.80	10,000	49.9	4,990.00
	716.74	7,715.18		65,350.00	5,445.83		36,326.81	3,027.23		101,676.81	8,473.07	53,775		26,833.73
OBA 1	14.00	150.70	AVAILABLE	1,280.00	106.67	8.49	709.57	59.13	4.71	1,989.57	165.80			
OBA 2	12.00	129.17	AVAILABLE	1,100.00	91.67	8.52	608.20	50.68	4.71	1,708.20	142.35	1,950	49.9	973.05
OBA 3	11.00	118.41	AVAILABLE	1,000.00	83.33	8.45	557.52	46.46	4.71	1,557.52	129.79	820	49.9	409.18
OBA 4-7	50.50	543.60	AVAILABLE	4,620.00	385.00	8.50	2,559.51	213.29	4.71	7,179.51	598.29	4,100	49.9	2,045.90
	87.50	941.87		8,000.00	666.67		4,434.80	369.57		12,434.80	1,036.23	6,870		3,428.13

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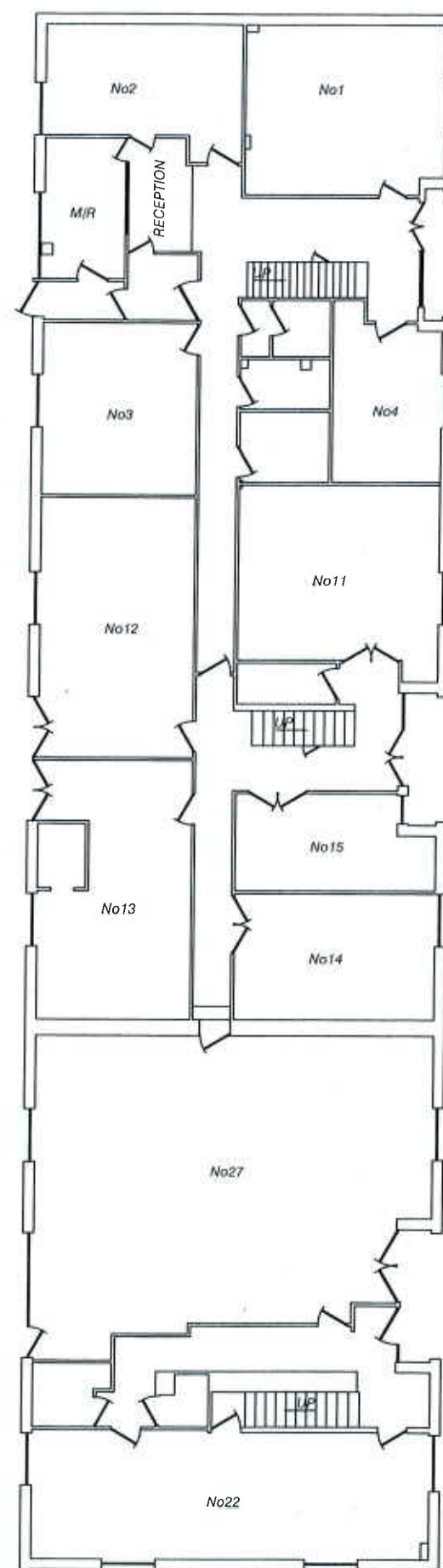
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The provisions of the CDM regulations and The Party Wall Act may apply to this contract. Expert advice should be sought if necessary.

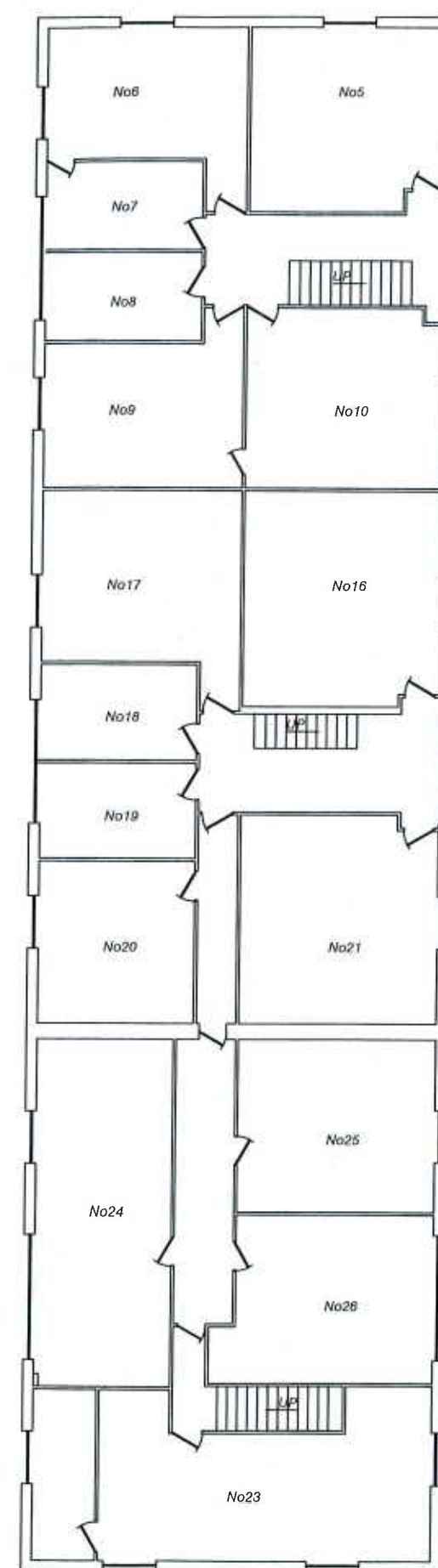
Work only to agreed dimensions - DO NOT SCALE. IF IN DOUBT, ASK.



REAR ANNEX



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Diss Business Centre

DISS BUSINESS CENTRE – STANDARD HEADS OF TERMS

1	Building		Diss Business Centre, Dark Lane, Scole, Diss IP21 4HD
2	Demised Premises		
3	Landlord	Name Address	Diss Business Centre Ltd c/o Chapman Chartered Surveyors, Low Common, South Lopham, Diss IP22 2JR
4	Tenant	Name Company number Registered office Contact Email Tel	
5	Guarantor		Subject to credit check
6	Deposit		Three months' rent
7	Rent	£ pa Rent-free Rent Payment Dates VAT	Payable in 12 equal instalments on the Rent Payment Dates None The first day of a calendar month Yes
8	Lease terms	Term Commencement Break Clause Break Notice Rent review Security of Tenure Sub-letting	Three years On signing the Lease Available to Landlord or Tenant after 12 months on the service of a valid Break Notice Three months' notice in writing expiring on the last day of a calendar month None Excluded Not permitted

DISS BUSINESS CENTRE – STANDARD HEADS OF TERMS

		Assignment	Assignment subject to Authorised Guarantee Agreement ('AGA') with Landlord's prior written consent (not to be unreasonably withheld)
		Service Charge	Payable monthly in advance on the Rent Payment Dates
		Repairing obligations	The Tenant will be responsible for the interior of the Demised Premises including doors and windows
		Insurance	The Landlord will insure the Building and reclaim the premium from the Tenant via the Service Charge
		Alterations	Internal, non-structural alterations only with Landlord's prior written consent (not to be unreasonably withheld)
		Permitted use	Use Class E (office) use
9	Outgoings	Business Rates	Tenant
		Utilities	Tenant
10	Costs		The Tenant will pay £495+VAT towards the Landlord's costs on signing the Lease.
11	Landlord's agent	Name	Chapman Chartered Surveyors
		Address	Chapman Chartered Surveyors, Low Common, South Lopham, Diss IP22 2JR
		Email	contact@chapmansurveyors.co.uk
		Tel	01379 687645

Signed by Tenant

Print name

Dated
