



CHAPMAN
CHARTERED SURVEYORS

NAVIRE HOUSE, MERE STREET, DISS IP22 4AG

From 83.5 sqm / 899 sqft NIA



FIRST FLOOR OFFICE SUITES IN TOWN CENTRE

Ref: 13071

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

First floor office suites in town centre
From 83.5 sqm / 899 sqft NIA

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. The property is located in a prominent position at the southern end of Mere Street at the junction of Park Road and Victoria Road opposite Morrisons and next to Aldi.

DESCRIPTION

Navire House is a purpose-built office block with three ground floor retail units and five office suites above at first- and second floor level.

ACCOMODATION

Communal ground floor entrance with stairs rising to first- and second floors. There are separate toilets on the first and second floor landings and each suite has its own secure access.

FLOOR AREAS

FF Suite 1a	83.5 sqm	899 sqft
FF Suite 1b	90.0 sqm	969 sqft

LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus Service Charge.

RENT

FF Suite 1a	£3,600 pa
FF Suite 1b	£3,875 pa

SERVICE CHARGE

All tenants pay a service charge for maintenance of internal common areas and all external areas. Charges for 2023 are as follows:

FF Suite 1a	£2,638 pa
FF Suite 1b	£2,843 pa

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water and electricity.

BUSINESS RATES

FF Suite 1a	£8,300 RV
FF Suite 1b	£6,200 RV

An incoming tenant may be entitled to 100% Small Business Rate Relief such that no rates are payable.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: Awaiting EPCs

PLANNING

We assume that the property has planning consent for Class E (office) use by virtue of its previous use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the Landlord's costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Tel: 01379 687645

Email: contact@chapmansurveyors.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.