



CHAPMAN
CHARTERED SURVEYORS

FF / SF OFFICES, NAVIRE HOUSE, MERE STREET, DISS IP22 4AG

From 68.1 sqm / 733 sqft



REFURBISHED OFFICE SUITES IN TOWN CENTRE

Ref: 13071

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Regulated by RICS

TO LET

Office suites in town centre

From 68.1 sqm / 733 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The premises are located in a prominent position at the southern end of Mere Street at the junction of Park Road and Victoria Road.

DESCRIPTION

Navire House is a modern, purpose-built office block with three ground floor retail units. The building is arranged in such a way that it can be occupied in small suites or as a whole.

ACCOMMODATION

Communal ground floor entrance with stairs rising to first and second floors, each with a swipe card door entry system. There are separate toilets on the first and second floor landings, and each suite has its own secure access.

FLOOR AREAS (IPMS3)

FF Suite 1a	83.5 sqm	899 sqft
FF Suite 1b	90.0 sqm	969 sqft
SF Suite 3	72.0 sqm	775 sqft
SF Suite 4	68.1 sqm	733 sqft

LEASE TERMS

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

RENT

FF Suite 1a	£3,600pa
FF Suite 1b	£3,875pa
SF Suite 3	£3,125pa
SF Suite 4	£3,000pa

DEPOSIT

Three months' rent.

SERVICE CHARGE

Levied for repair, maintenance and decoration of common areas and external areas, heating and lighting.

VAT

No VAT

SERVICES

Mains water and electricity; gas-fired central heating via radiators.

BUSINESS RATES

FF Suite 1a	RV £8,700
FF Suite 1b	RV £6,500
SF Suites 3&4	RV £11,000

ENERGY PERFORMANCE CERTIFICATE

FF Suite 1	G (153)
SF Suite 3	E (111)
SF Suite 4	E (118)

PLANNING

B1(a) office use.

LOCAL AUTHORITY

South Norfolk Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@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.