



CHAPMAN
CHARTERED SURVEYORS

UNIT 1 REDGRAVE BUSINESS CENTRE, REDGRAVE IP22 1RZ

505.8 sqm / 5,445 sqft



MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT

Ref: 9821

T. 01379 687645

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Regulated by RICS

TO LET

Modern light industrial / warehouse unit

505.8 sqm / 5,445 sqft

LOCATION

Redgrave is located less than two miles from the A1066 and approximately eight miles west of Diss which has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

DESCRIPTION

Redgrave Business Centre is an established business location with a range of occupiers. The building is of steel portal frame construction with insulated profiled metal sheet cladding and roof and concrete floors throughout.

ACCOMMODATION

Open-plan warehouse with clear span internally, including offices and staff facilities.

FLOOR AREAS (GIA)

505.8 sqm / 5,445 sqft

EAVES HEIGHT

4.7m

LEASE TERMS

New lease on full repairing and insuring terms (FRI)

RENT

£19,000pa

DEPOSIT

Three months' rent

SERVICE CHARGE

None

VAT

VAT is levied on all charges

SERVICES

Mains water and electricity (three phase)

BUSINESS RATES

Rateable Value: £18,000

ENERGY PERFORMANCE CERTIFICATE

Energy rating: F (131)

PLANNING

B2 industrial use.

LOCAL AUTHORITY

Mid Suffolk District 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: Oliver Chapman

Tel: 01379 687645

Email: o.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.