



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 1 FORGE BUSINESS CENTRE, PALGRAVE, DISS IP22 1AP**

74.6 sqm / 803 sqft

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**GROUND FLOOR OFFICE WITH PARKING**

Ref: 9810

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Regulated by RICS

# TO LET

Ground floor office with parking close to Diss

74.6 sqm / 803 sqft

## LOCATION

Palgrave is located just to the south of Diss, Norfolk. It has good road links via the A143 and A140, and easy access to Diss railway station serving Norwich, Ipswich and London Liverpool Street. Forge Business Centre is a popular industrial estate and comprises a range of modern office and business units.

## DESCRIPTION

Ground floor offices in a detached business unit of steel portal frame construction with insulated profiled metal sheet cladding and roof above brick and block walls.

## ACCOMMODATION

Entrance lobby, door into **WC**, door through to open-plan **Office** with wall-mounted electric heaters, carpets, LED lights, PIR alarm and intruder alarm, windows to front and side. Door through to **Rear Office** with same specification and window to rear.

## FLOOR AREAS (NIA)

Entrance lobby	2.3 sqm	24 sqft
Office	56.2 sqm	605 sqft
Rear Office	<u>16.1 sqm</u>	<u>173 sqft</u>
	74.6 sqm	803 sqft

## LEASE TERMS

New lease for minimum 12 month term.

## TENANT'S RESPONSIBILITIES

Internal repairs and decorations  
Repaying annual insurance premium to Landlord  
Service Charge for maintenance of external common areas  
All utilities and business rates

## RENT

£520+VAT pcm (£6,240+VAT pa)  
Payable monthly in advance by standing order.

## DEPOSIT

Minimum one month's rent including VAT.

## VAT

All charges are subject to VAT.

## SERVICE CHARGE

Levied by Landlord annually for maintenance of external common areas on the estate.

## SERVICES

Mains water, electricity and foul drainage, PIR alarm.

## BUSINESS RATES

Rateable Value ('RV'): £3,950

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: (awaiting EPC)

## LOCAL AUTHORITY

Mid Suffolk District Council.

## COSTS

The tenant will contribute £250+VAT to 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](mailto: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.