



CHAPMAN
CHARTERED SURVEYORS

UNIT 10 FORGE BUSINESS CENTRE, PALGRAVE, DISS IP22 1AP

296.3 sqm / 3,189 sqft GIA



REFURBISHED HIGH EAVES INDUSTRIAL UNIT WITH OFFICES

Ref: 9810

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Regulated by RICS

TO LET

Refurbished high eaves industrial unit with offices
296.3 sqm / 3,189 sqft GIA

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

Industrial unit of steel portal frame construction with brick and block walls and insulated profiled metal sheet roof and cladding.

ACCOMMODATION

Entrance **lobby**, door to separate male and female **WC**, stairs to first floor **office** with windows to front and side, carpets and LED lighting, wall mounted electric heaters. Door from lobby to **warehouse** with two manual up-and-over doors in the front elevation (3.4m W x 4.0m H).

FLOOR AREAS (GIA)

GF lobby, WC	30.8 sqm	332 sqft
FF office	30.7 sqm	331 sqft
Warehouse	234.8 sqm	2,527 sqft
Eaves height	5.4m	

LEASE TERMS

New lease for minimum 12 month term.

TENANT'S RESPONSIBILITIES

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

RENT

£25,000+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 (3ph) and foul drainage.

BUSINESS RATES

Units 9 & 10 are currently assessed as a single property

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: Awaiting EPC

LOCAL AUTHORITY

Mid Suffolk District Council.

COSTS

The tenant will contribute £495+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION

Contact Chapman Chartered Surveyors:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

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VALUATION

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