



CHAPMAN
CHARTERED SURVEYORS

UNIT 10 REDGRAVE BUSINESS CENTRE, REDGRAVE IP22 1RZ

243.5 sqm / 2,621 sqft GIA



LIGHT INDUSTRIAL / WAREHOUSE UNIT CLOSE TO MAIN ROADS

Ref: 9821

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Regulated by RICS

TO LET

Light industrial / warehouse unit

243.5 sqm / 2,621 sqft

LOCATION

Redgrave is located less than two miles from A1066 (Diss-Thetford/A11), 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. Redgrave Business Centre is an established business location on the edge of the village, with easy access to the A143 and A1066.

DESCRIPTION

The building is of steel portal frame construction with insulated profiled metal sheet cladding and roof, and concrete floors throughout. Lighting via strip lights.

ACCOMMODATION

Powered up-and-over door (3.7m width x 4.0m height) in front elevation, opens into an open-plan storage / industrial unit with kitchenette and two WCs in one corner.

FLOOR AREA

Gross Internal Area 243.5 sqm 2,621 sqft

EAVES HEIGHT

4.0m

LEASE TERMS

Minimum term of 12 months on internal repairing terms.

RENT

£9,200+VAT per annum (£3.35/sqft) payable monthly in advance.

DEPOSIT

Three months' rent.

SERVICES

Mains water and electricity (three phase). Phone line connected, and fire alarm installed.

VAT

All charges are subject to VAT.

BUSINESS RATES

Rateable Value: £6,100

ENERGY PERFORMANCE CERTIFICATE

The building has a low energy demand, so an EPC is not required.

PLANNING

B1, B2 or B8.

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: 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.