



CHAPMAN
CHARTERED SURVEYORS

UNIT 12 FORGE BUSINESS CENTRE, PALGRAVE, DISS IP22 1AP

81.0 sqm / 872 sqft plus mezzanine



BUSINESS UNIT ON POPULAR INDUSTRIAL ESTATE CLOSE TO DISS

Ref: 9810

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

Business unit with car parking

81.0 sqm / 872 sqft plus mezzanine

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

A detached business unit of steel portal frame construction with insulated profiled metal sheet cladding and roof above brick and block walls.

ACCOMMODATION

Two manual up-and-over doors in the front elevation (3.5m W x 4.0m H) and steel personnel door in the side elevation. The property is open plan internally with a lobby and WC in one corner. Steps up to a steel mezzanine floor with office.

FLOOR AREA (GIA)

| | | |
|-----------|----------|----------|
| Workshop | 81.0 sqm | 872 sqft |
| Mezzanine | 42.4 sqm | 457 sqft |

LEASE TERMS

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

RENT

£6,000pa payable monthly in advance.

DEPOSIT

Three months' rent.

VAT

All charges are subject to VAT.

SERVICE CHARGE

Levied by Landlord annually for maintenance of the exterior of the property and common areas on the estate.

SERVICES

Mains water, electricity (3ph.) and foul drainage, and electric panel heater in the mezzanine office.

BUSINESS RATES

RV (2017): £5,000

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (111)

PLANNING

The property has planning permission for industrial use (planning ref: 1642/06/FUL).

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

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