



CHAPMAN
CHARTERED SURVEYORS

UNIT 13 VINCES ROAD, DISS IP22 4HG

259.0 sqm / 2,788 sqft (GIA)



END TERRACE LIGHT INDUSTRIAL UNIT WITH OFFICES

Ref: 181196

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Regulated by RICS

TO LET

Light industrial unit in prominent location

259.0 sqm / 2,788 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located on the Vines Road industrial estate, close to the railway station.

DESCRIPTION

Open-plan workshop unit with two storey offices.

ACCOMMODATION

Ground floor

Reception with access from Vines Road (with powered roller-shutter externally) with stairs to first floor, opening through to office and door through to workshop with folding door in rear elevation (3.0m W x 3.0m D) and separate WCs off.

First floor

Open-plan office with separate kitchen and WC.

FLOOR AREAS (NIA)

259.0 sqm / 2,788 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£15,000 per annum.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water, gas and electricity (three phase).

BUSINESS RATES

Rateable Value (RV): £13,750

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (113)

PLANNING

We assume that the property has planning permission for B1 light industrial / B8 warehouse use.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's 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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