



CHAPMAN
CHARTERED SURVEYORS

UNIT 2A CARMEL WORKS, DENMARK STREET, DISS IP22 4AS

52.8 sqm / 568 sqft (NIA)



OFFICE / SHOWROOM PREMISES WITH CAR PARKING

Ref: 14010

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Regulated by RICS

TO LET

Office / showroom premises with parking

52.8 sqm / 568 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. Carmel Works is located in a prominent position on Park Road, adjacent to the roundabout at the Park Hotel.

DESCRIPTION

Recently-constructed single storey ground floor premises suitable for office or showroom use. Other occupiers on site include Norfolk Bathroom and Kitchens (showroom), Boutique of Dreams (wedding dresses), and Hilary and Alice (furniture and home accessories).

ACCOMMODATION

Access is to the side of Norfolk Bathroom and Kitchens and comprises a single door into an open-plan room, a second pair of double doors, and WC at the rear.

FLOOR AREAS (NIA)

52.8 sqm / 568 sqft

LEASE TERMS

New lease on terms to be agreed.

RENT

£7,000pa payable monthly in advance by standing order.

DEPOSIT

Three months' rent.

VAT

No VAT

SERVICES

Mains water and electricity.

BUSINESS RATES

Rateable Value (RV): to be assessed once completed

ENERGY PERFORMANCE CERTIFICATE

EPC rating: to be assessed once completed

PLANNING

The property was granted planning permission by South Norfolk Council under reference 2017/0829.

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs in preparing the lease.

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.