



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 2A FORGE BUSINESS CENTRE, PALGRAVE, DISS IP22 1AP**

62.8 sqm / 676 sqft

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**FIRST FLOOR OFFICES WITH CAR PARKING**

Ref: 9810

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Regulated by RICS

# TO LET

First floor offices with car parking  
62.8 sqm / 676 sqft

## 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

First floor offices in a detached business unit of steel portal frame construction with insulated profiled metal sheet cladding and roof above brick and block walls.

## ACCOMMODATION

Dedicated ground floor entrance with stairs rising to first floor landing. Door into **Office 1**, open-plan with wall-mounted electric heaters, carpets, ceiling tiles with flush-fitting Cat II lighting, Cat 5 waist-level trunking, PIR alarm and single-glazed timber-framed window to rear. Door through to **Office 2** with same specification and window to rear also. Door off to **Lobby** and then further door to **WC**.

## FLOOR AREAS (NIA)

Office 1	33.6 sqm	362 sqft
Office 2	26.8 sqm	289 sqft
Lobby	<u>2.4 sqm</u>	<u>25 sqft</u>
	62.8 sqm	676 sqft

## LEASE TERMS

New lease for minimum 12 month term.

## TENANT'S RESPONSIBILITIES

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

## RENT

£420+VAT pcm (£5,040+VAT pa).

## DEPOSIT

Minimum one month's rent+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 and foul drainage, PIR alarm.

## BUSINESS RATES

Rateable Value: £4,100

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: C (69)

## LOCAL AUTHORITY

Mid Suffolk District Council.

## COSTS

The tenant will contribute £250+VAT to the landlord's costs.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman MRICS  
Tel: 01379 687645  
Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

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VALUATION

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