



CHAPMAN
CHARTERED SURVEYORS

UNIT B4 THE VICTORIA CENTRE, VICTORIA ROAD, DISS IP22 4GA

235.8 sqm / 2,538 sqft



FF OFFICES WITH CAR PARKING, CLOSE TO RAILWAY STATION

Ref: 8339

T. 01379 687645

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WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

TO LET

First floor offices with car parking close to railway station
235.8 sqm / 2,538 sqft

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It is located approximately 24 miles south of Norwich and 25 miles north of Ipswich, and has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street (1hr 40 mins).

The Victoria Centre is a busy out-of-town retail park with car parking. Nearby occupiers include a Shell petrol filling station, Poundstretcher and Screwfix. Access is directly from the A1066 and the property is within walking distance of the railway station.

DESCRIPTION

The Property forms part of a larger building constructed in 2008 comprising three retail units and a small café / kiosk together with an attached warehouse retail unit let to Poundstretcher.

ACCOMMODATION

The building is being reconfigured to provide first floor office accommodation above a ground floor retail unit. A new ground floor lobby will be constructed against the south elevation providing access from the car park, with stairs and a dedicated lift to the first floor.

FLOOR AREAS (NIA)

FF offices	235.8 sqm	2,538 sqft
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FACILITIES

Facilities include:

- Air conditioning
- Fire and intruder alarm
- Shared car parking
- Estate CCTV
- ANPR monitoring of car park
- High performance double-glazing

RENT, DEPOSIT AND SERVICE CHARGE

Rent: £25,000+VAT pa
Deposit: Three months' rent
Service Charge: Maintenance of building and common areas

LEASE TERMS

Available on a new lease on internal repairing and insuring terms plus service charge (IRI+S/C).

VAT

All charges are subject to VAT.

SERVICES

Mains water, gas, electricity, foul drainage and air conditioning.

BUSINESS RATES

Rateable Value ("RV") to be assessed.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating to be assessed.

PLANNING

Planning permission for Class E use (ref: 2024/2380).

LOCAL AUTHORITY

South Norfolk Council.

COSTS

The tenant will contribute £795+VAT to the landlord's costs.

VIEWING AND FURTHER INFORMATION

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

Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk

AGENCY

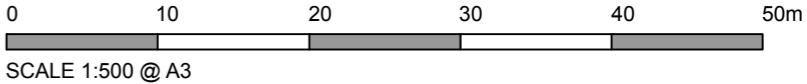
MANAGEMENT

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.

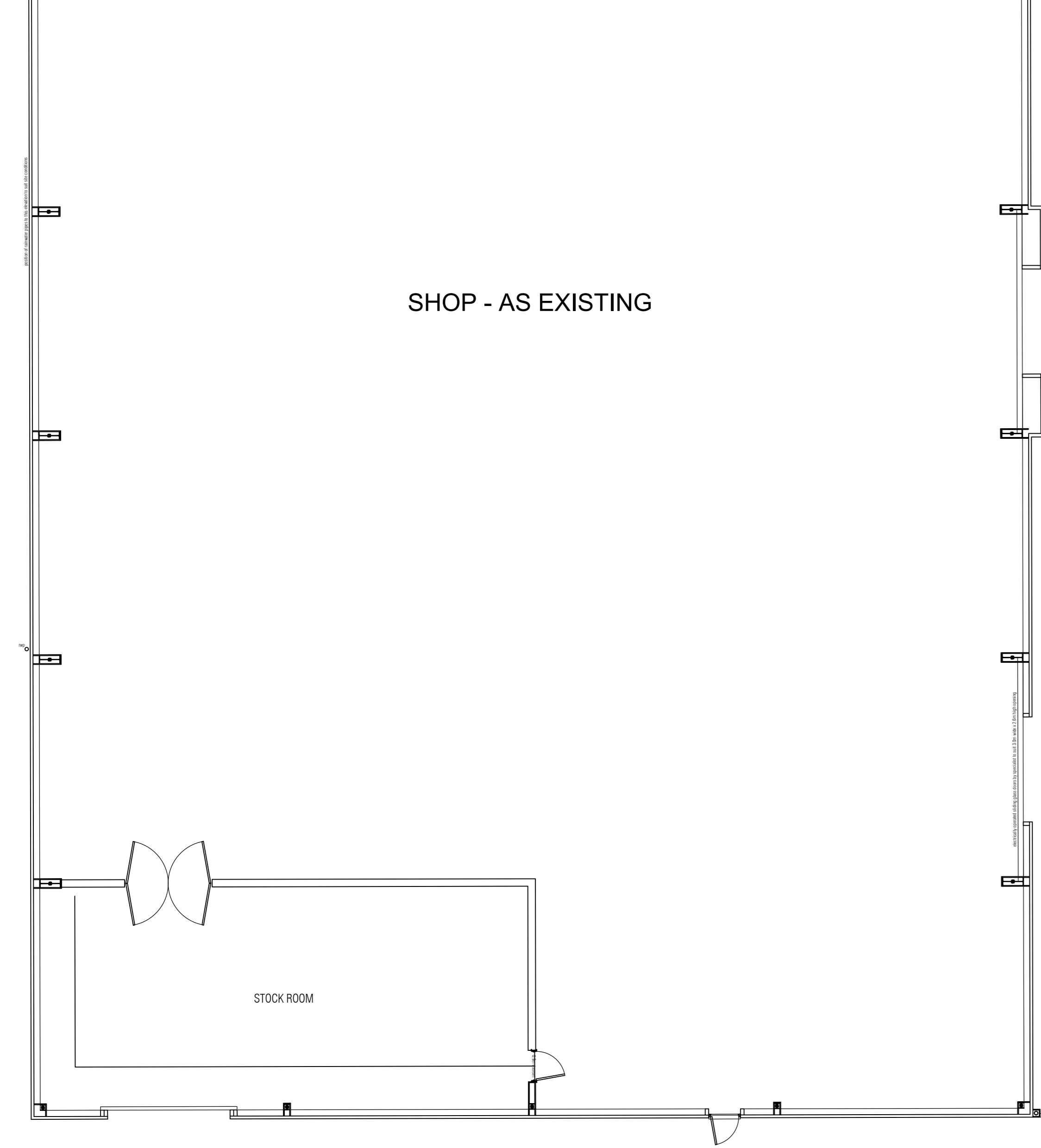
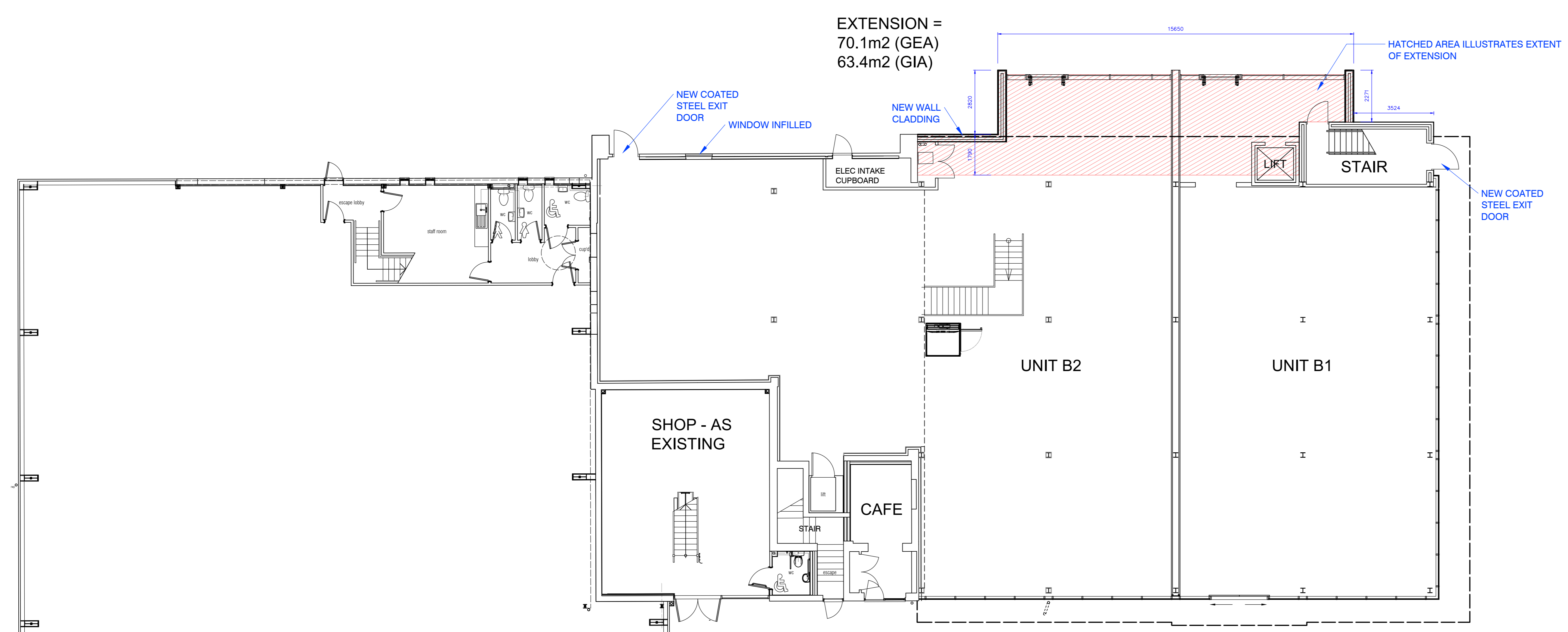
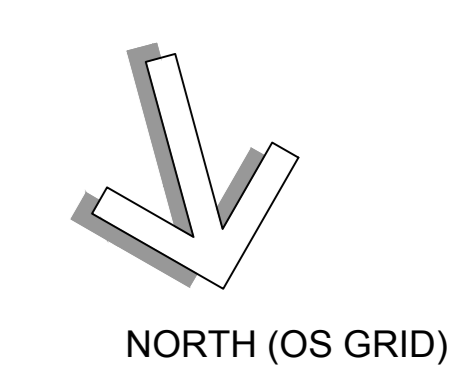


R3			
R2	BOUNDARY CORRECTED	AP	15.08.24
R1	FIRST ISSUE	AP	13.08.24

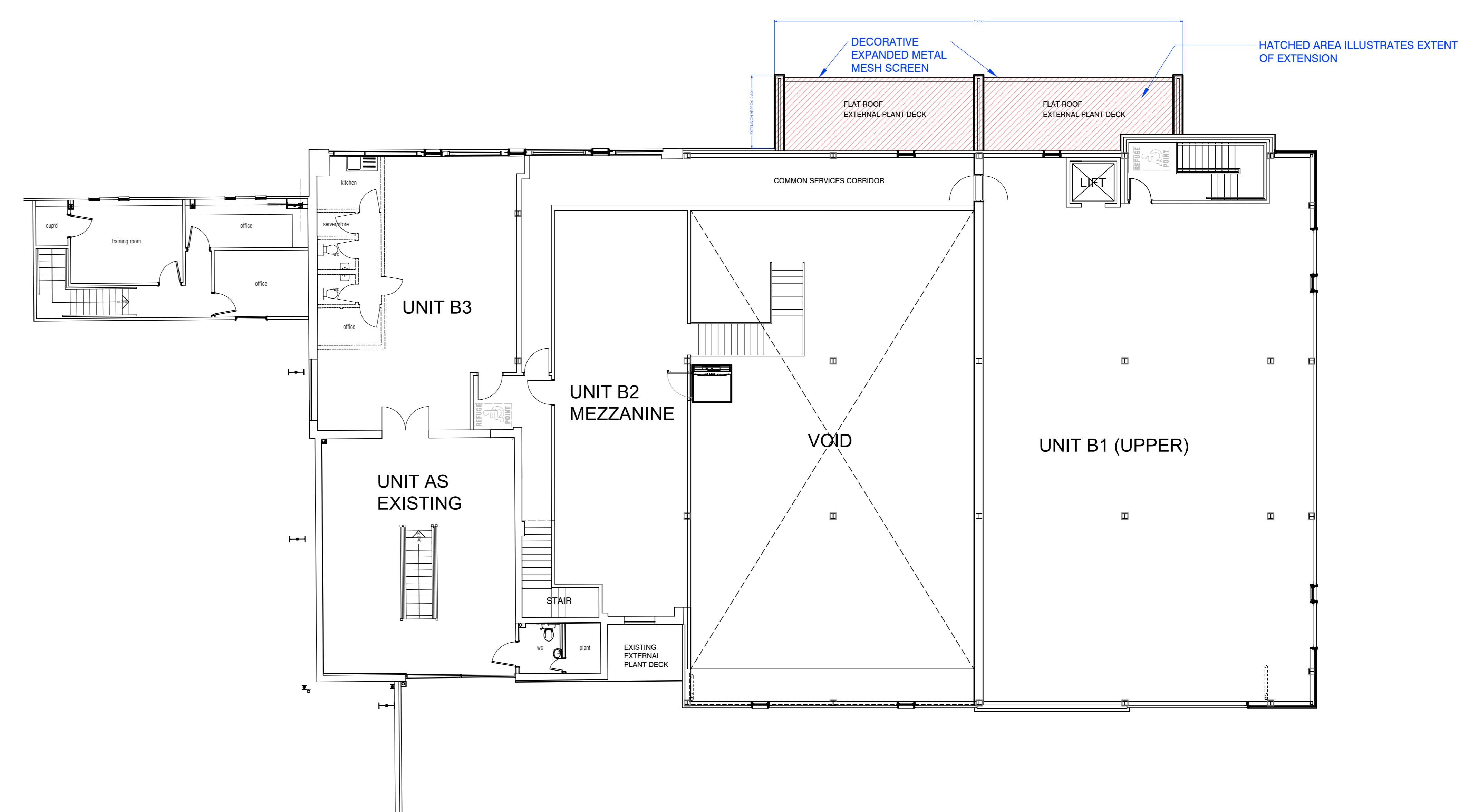
VICTORIA \ VINCE'S ROAD
DISS
IP22 4GA

MASSING PLAN

AUG 2024 1:500 @ A3
395-2-P-02-R2



GROUND FLOOR PLAN - PROPOSED



FIRST FLOOR PLAN - PROPOSED