



**CHAPMAN**  
CHARTERED SURVEYORS

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

231.5 sqm / 2,492 sqft

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**FF OFFICES WITH CAR PARKING, CLOSE TO RAILWAY STATION**

Ref: 8339

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Regulated by RICS

# TO LET

First floor offices with car parking close to railway station  
231.5 sqm / 2,492 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 which has been extensively refurbished and now comprises four retail / leisure units and first floor offices.

## ACCOMMODATION

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

## FLOOR AREAS (NIA)

GF Reception	17.7 sqm	191 sqft
FF Offices	<u>213.8 sqm</u>	<u>2,301 sqft</u>
	231.5 sqm	2,492 sqft

## 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:	<a href="mailto:contact@chapmansurveyors.co.uk">contact@chapmansurveyors.co.uk</a>

AGENCY

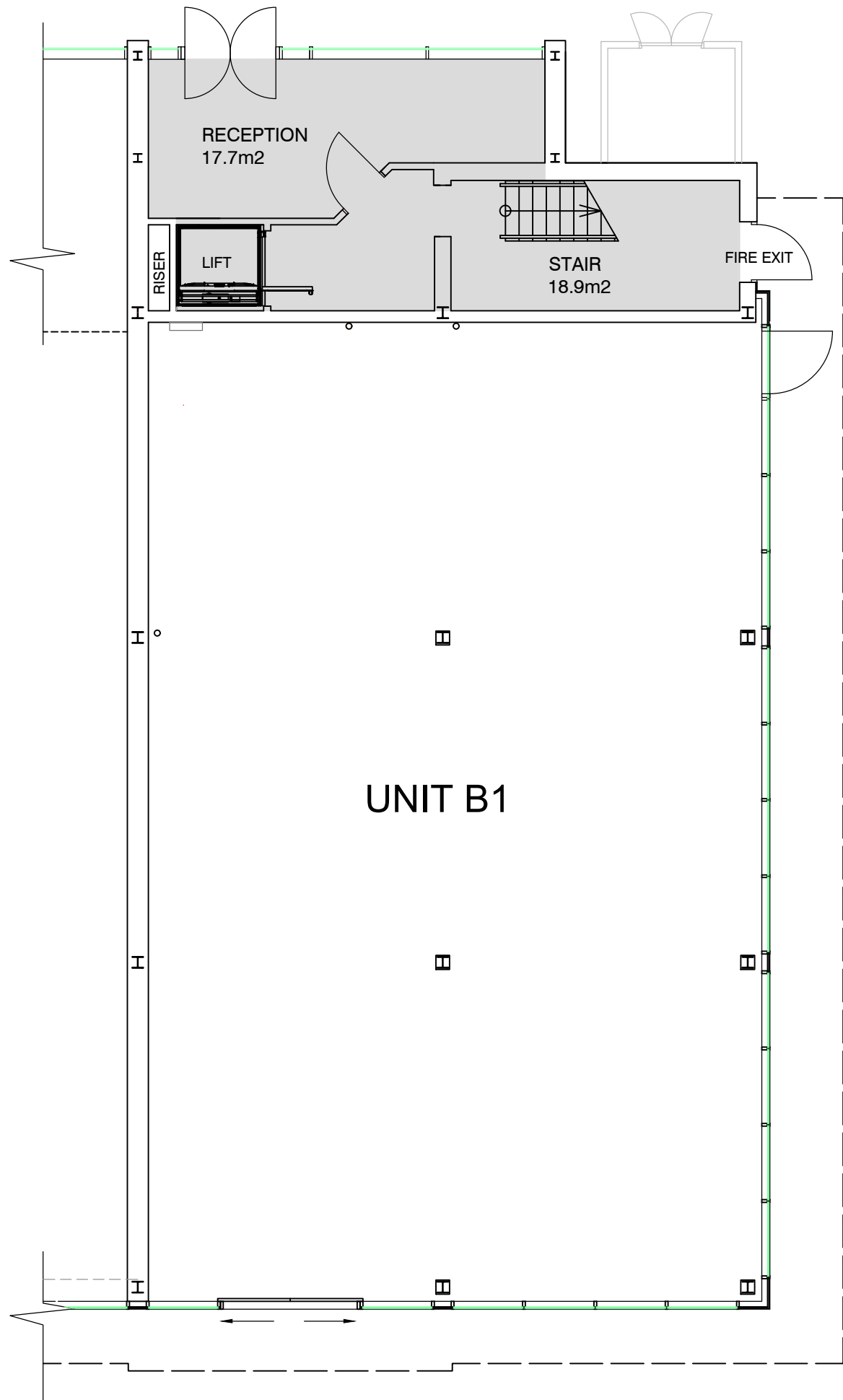
MANAGEMENT

PLANNING

PROFESSIONAL

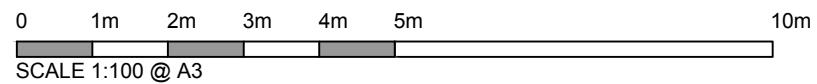
VALUATION

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.

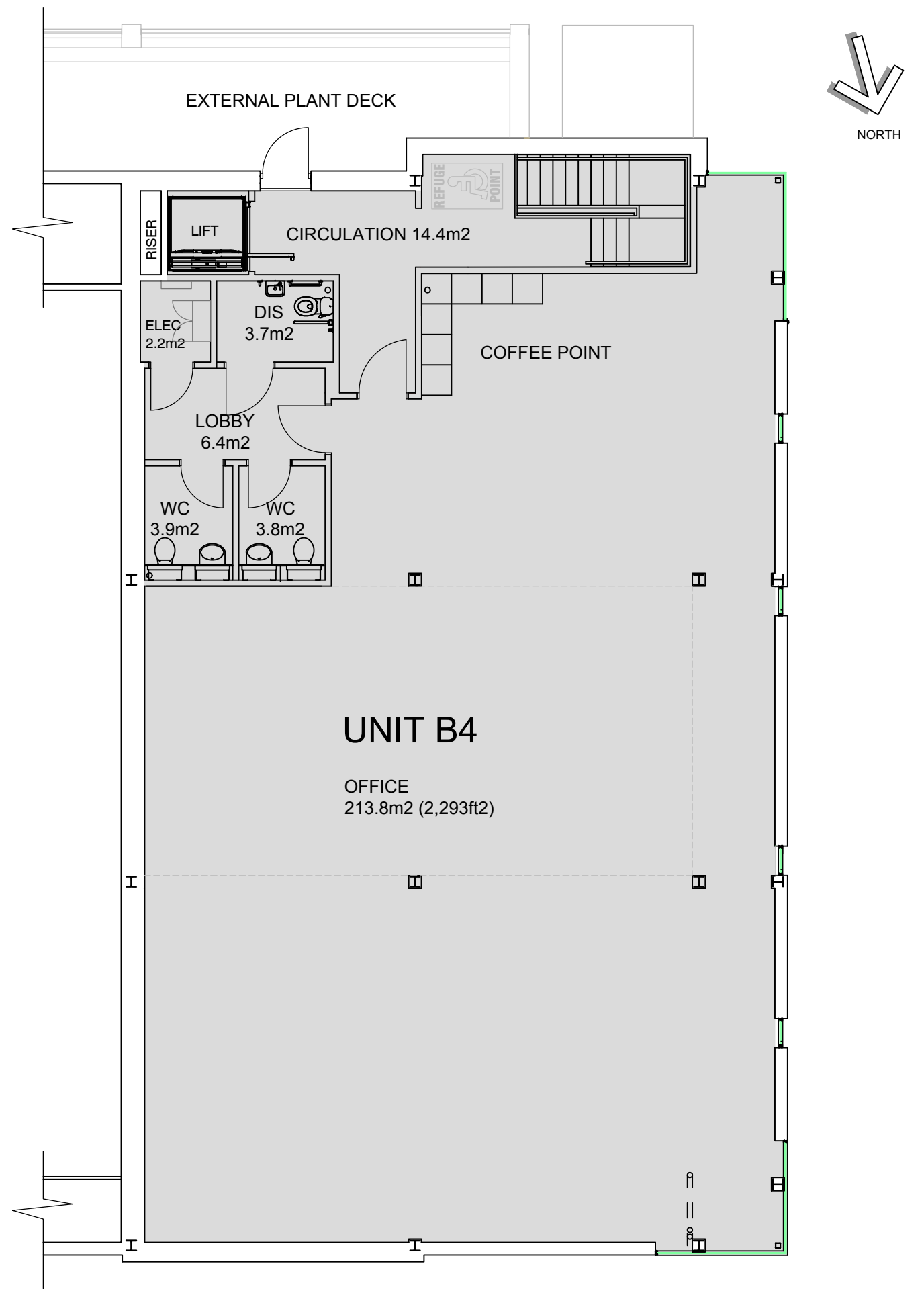


GROUND FLOOR PLAN - 41.4m<sup>2</sup> (446ft<sup>2</sup>) GIA

THE GREY TINTED AREA IS THE MEASURED GROSS INTERNAL AREA



R5	FROM GA - R24	AP	24.03.25



FIRST FLOOR PLAN - 261.7m<sup>2</sup> (2,817ft<sup>2</sup>) GIA

VICTORIA ROAD \ VINCES ROAD  
DISS, IP22 4GA

UNIT B4

FEB 2025

1:100 @ A3

**395-2-M-02-R5**