



ST MICHAELS HOUSE, 40 SAWMILLS ROAD, DISS, NORFOLK, IP22 4DA
DETACHED OFFICES WITH PARKING

- Detached two-storey purpose built office
- 42 marked car parking spaces
- Heated and cooled
- Close to train station (London Liverpool Street 1hr 27mins)

FOR SALE £975,000 | TO LET £77,500 pax | 512.55 sq m (5,517 sq ft)

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Location

The south Norfolk town of Diss lies close to the boundary with Suffolk and has a population of 7,572 (2011 census). The property occupies a prominent and accessible location on Sawmills Road, approximately one mile to the east of the Town Centre, and only a short walk (approximately 350 meters) from Diss Train Station which has regular services to London Liverpool Street (from 1 hour 27 minutes).

The immediate area provides a mix of modern office, retail and showroom facilities.

Description

The property comprises a modern detached two-story purpose-built office, completed in 2010 benefitting from 42 marked car parking spaces to the rear and side, with one EV charging point fitted.

The accommodation is heated and cooled, has suspended ceilings and dado trunking, and good natural light from extensive double-glazed windows. The accommodation provides a mix of open plan space, private offices and meeting rooms, with ancillary kitchens and wc facilities (on both levels).

The parking provision is generous with one space per 131 sq ft, all set within a fenced and gated area to the rear of the property.

Accommodation

The property provides the following net internal floor area:-

Description	sq m	sq ft
Ground floor	261.06	2,810
First floor	251.49	2,707
Total NIA	512.55	5,517

Services

The premises have fire, smoke and intruder alarm systems installed, with hard wiring for IT throughout.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Office & Premises
Charging Authority	South Norfolk
Rateable Value (1 April 2023)	£45,500
Rates payable for 2023/2024	£22,704

Tenure

The property is available to purchase freehold with vacant possession, or alternatively to let on a new full repairing and insuring lease for a term of years to be agreed.

Price/Rent

£975,000 freehold. £77,500 pax rent

VAT

It is understood that VAT will not be charged in addition to the sale price and/or rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale and/or lease.

EPC

The properties current energy rating is B.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

GROUND FLOOR



FIRST FLOOR



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