



To Let



Self-Contained Office over Ground Floor & First Floor within 0.455 Acre Site in Diss, Norfolk

£55,000 per annum

Station Point, Gilray Road, Diss, IP22 4YT

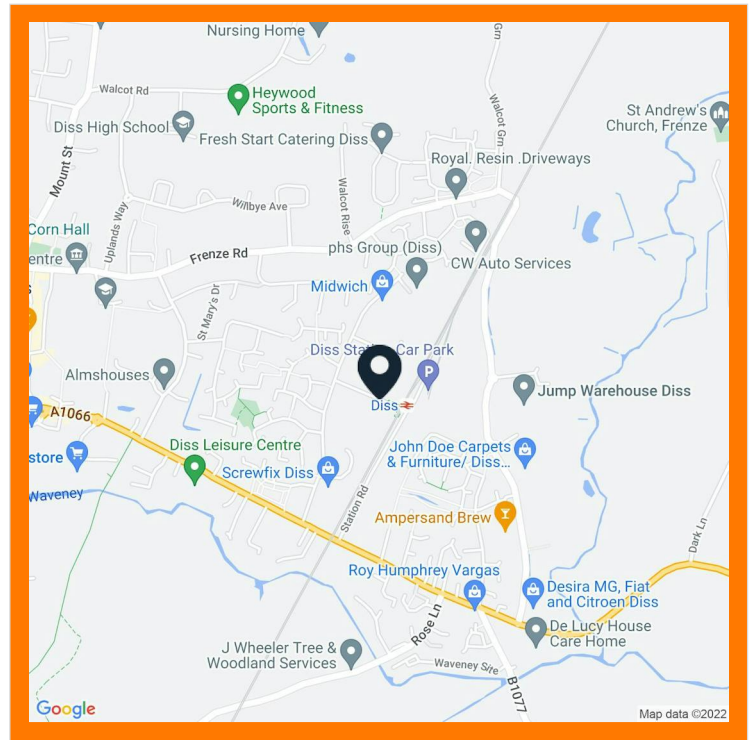
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- Self-contained office over ground and first floor levels
- Located in Diss, South Norfolk
- Situated in a prominent commercial district in close proximity to Diss Railway Station
- Approximately 50 on site vehicle spaces within total site area of 0.455 acres
- Available on a new lease



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises a self-contained office building providing accommodation over ground and first floors. Internally the accommodation is predominantly open plan, with the ground floor including separate office / meeting rooms and a reception / entrance area. WC facilities to ground and first floors.

The offices benefit from suspended ceilings, air conditioning, perimeter trunking, carpets, double glazing, and a standby generator.

Approximately 50 on site vehicle spaces. Total site area of approximately 0.455 acres.

Location

The property is located on Gilray Road, Diss in South Norfolk. Diss positioned in the heart of East Anglia between Norwich, Ipswich and Bury St Edmunds. The property is located in an established commercial location. Vincas Road joins the A1066 Victoria Road, which provides access to the A140 which is approximately 2 miles away.

The subject property is located adjoining Diss railway station (with connections to Norwich and London Liverpool Street) and close to Diss town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,124	383.13
1st	3,345	310.76
Total	7,469	693.89

Rateable Value

TBC. Interested parties are advised to contact the local rates office on 01508 533701 or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable

Commute / Travel

Diss town centre: 12 minutes (walking)
 Diss Train Station: 1 minute (walking)
 Norwich: 18 minutes (by train)
 Ipswich: 25 minutes (by train)
 Bury St Edmunds: 35 minutes (by road)
 London - Liverpool Street: 90 minutes (by train)

Lease Terms

The property is available to let by way of a new lease for a term to be agreed. Suitable rental incentives will be offered to an incoming tenant for tenants fit out works

Rent

£55,000 pa. We are informed VAT is NOT payable on the rent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for

further information

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