

01206 577667

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 **Whybrow**

**Distribution Warehouse – To let**



## **Unit 43-45 Diss Business Park, Hopper Way, Diss, Norfolk, IP22 4GT**

Asking Rent: £97,500 Per Annum Exclusive

13,000 Sq. Ft (1,207 Sq. M)

- 6m Eaves Height
- Gym, Coffee Shop and Children's Nursery Onsite
- Conference Centre with Meeting Rooms to Hire
- Superfast internet access available
- Free Car Parking Onsite

## Location

Diss is a market town in South Norfolk, close to the border with Suffolk. The A140 links to the A14 and A47 trunk road and the UK's motorway network beyond, providing a principal link to / from the Port of Felixstowe and to / from the East Midlands. Diss rail station is located on the Great Eastern Main Line, providing connections to Norwich, Ipswich and London's Liverpool Street.

The property is located on Diss Business Park, just a short distance from Diss town centre and a few minutes' walk from the mainline railway station. Positioned in the heart of East Anglia, between Norwich, Ipswich, Bury St Edmunds, and the coast, it is easily accessible from the A140 and A143. Diss Business Park offers excellent accessibility by car, train, and on foot, with ample parking for staff and visitors. On-site facilities include a meeting and conference centre, children's nursery, gym, and coffee shop.



## Description

Almost complete brand new warehouse unit suitable for B1, B2 or B8 use with approximately 13,000 sq. ft. remaining at Diss Business Park suitable for subdivision.

## Accommodation

The property benefits from a Gross Internal Area (GIA) of 13,000 sq. ft (1,207 sq. m).

## Asking Terms

The property is available by way of a new full repair and Insuring lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£97,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property may be subject to a service charge. Further details are available upon request.

## Town Planning

The unit is on an industrial estate which benefits from B1, B2 or B8 use.

## Business Rates

The property has not yet been assessed for rates.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has a current EPC rating of A25.





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