

01206 577667

www.whybrow.net

 **Whybrow**

Distribution Warehouse – To let



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

Asking Rent: £82,500 Per Annum Exclusive

11,000 Sq. Ft (1,022Sq. M)

- 6 Metre Eaves Height
- Free Car Parking
- Excellent loading/unloading
- Conference Centre with Meeting Rooms for Hire
- Easy Access to the A140 and the A143

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 principle 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.

Diss Business Park, just a short distance out of Diss town centre and only a few minutes' walk from the mainline railway station offers easy access via car, train and on foot, with ample car parking for staff and visitors, as well as on-site facilities, including a meeting and conference centre, children's nursery, gym and coffee shop.



Asking Terms

A new Full Repairing and Insuring lease for a term of years to be agreed, incorporating periodic upward only rent reviews

Asking Rent

£82,500 per annum exclusive of rates, VAT and all other outgoings.

Legal Fees

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

Rateable Value

The property is not yet assessed for rates. Interested parties should make their own investigations of South Norfolk District Council on 01508 533933

Energy Performance Certificate

The property has an energy efficiency rating of: TBC

Description

Comprising a brand-new terraced warehouse, the unit benefits from a 6m eaves height, clear working space, mains services and excellent loading/unloading and car parking in the forecourt.

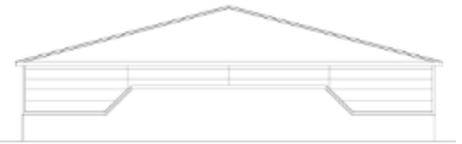
Accommodation

Warehouse- 11,000 sq. ft (1022 sq.m)

Site Plan



REAR ELEVATION - WEST



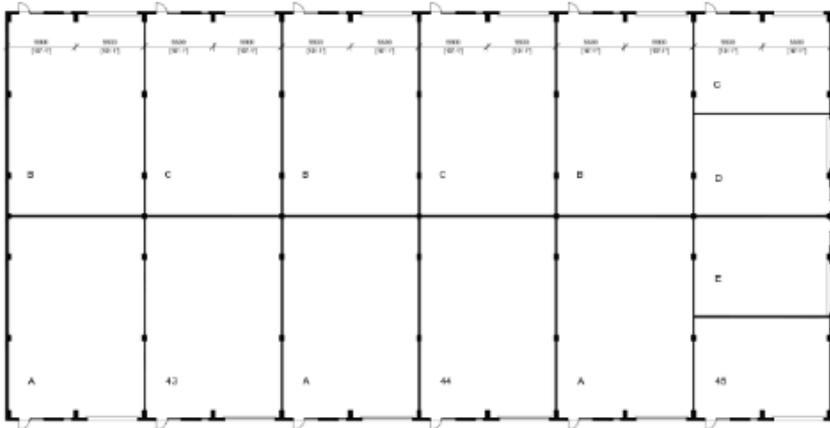
SIDE ELEVATION - SOUTH



REAR ELEVATION - EAST



SIDE ELEVATION - NORTH



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