



UNIT A6 GILRAY ROAD INDUSTRIAL ESTATE, DISS, NORFOLK, IP22 4EU

MODERN WAREHOUSE/INDUSTRIAL UNIT

- Established industrial estate location
- Busy trading location
- Close proximity to Diss Train Station
- Low business rates

Lorcan Forde
Brown&Co Norwich
01603 629871
Lorcan.forde@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

TO LET £18,400 pax | 213.58 sq m (2,299 sq ft)

Location

The property is located in an established industrial location, lying at the heart of East Anglia between Norwich, Ipswich, Bury St Edmunds and the coast. Diss is ideally positioned as a town from which to reach a whole region.

As well as a mainline railway station connecting to Norwich, Ipswich and London Liverpool Street, it has excellent road links to the A140 and the A143.

Description

The property comprises a modern, mid-terraced warehouse/ industrial unit within an established industrial estate.

It is of steel portal frame construction, with a concrete floor. There is a minimum eaves height of 3.81 m, rising to 4.24 m at the apex and a horizontal folding door to the front of the property.

Internally the property is arranged into a warehouse/workshop area together with reception/office area and WC facilities.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Warehouse & Offices	213.58	2,299
Total GIA	213.58	2,299

Services

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	Shop & premises
Rateable Value	£11,000
Rates payable for 2024/2025	£5,489*

* The rateable value is below the minimum value threshold therefore the tenant maybe eligible for a full exemption. Please contact South Norfolk District Council for further information.

Rent

£18,400 per annum exclusive.

Tenure

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D (84).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

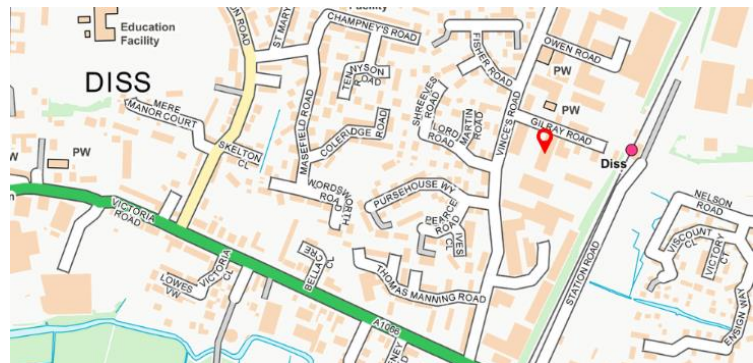
Lorcan Forde

Brown&Co Norwich

01603 629871

07917 923984

Lorcan.forde@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.