



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 7 FORGE BUSINESS CENTRE, PALGRAVE, DISS IP22 1AP**

284.4 sqm / 3,062 sqft

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**LIGHT INDUSTRIAL / STORAGE UNIT**

Ref: 9810

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Regulated by RICS

# TO LET

Light industrial / storage unit  
284.4 sqm / 3,062 sqft

## LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

Palgrave is located just to the south of Diss and has good road links via the A143 and A140. Forge Business Centre is a popular industrial estate and comprises a range of modern office and business units.

## DESCRIPTION

Two attached light industrial units of steel portal frame construction under a double pitch insulated roof with steel cladding above brick and blockwork walls on the front elevation. Access is via a manual roller-shutter door (3.0m W x 3.6m H).

## ACCOMMODATION

**Front unit:** personnel door opens into lobby with small kitchenette off, office and WC. Door through to open-plan workshop. Opening through to rear unit.

**Rear unit:** open-plan with office in rear left corner. Fire exit to rear.

## FLOOR AREAS (GIA)

Front unit	137.0 sqm	1,475 sqft
Rear unit	<u>147.4 sqm</u>	<u>1,587 sqft</u>
	284.4 sqm	3,062 sqft

## LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI) plus service charge.

## RENT

£20,000+VAT pa payable monthly in advance.

## DEPOSIT

Three months' rent.

## SERVICE CHARGE

Levied by Landlord annually for maintenance of external common areas on the estate.

## VAT

All charges are subject to VAT.

## SERVICES

Mains water, electricity (three phase) and foul drainage. LED lights throughout, air conditioning and infra-red heater in rear office.

## BUSINESS RATES

Rateable Value: £13,000

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: [awaiting EPC]

## PLANNING

We assume that the property has planning permission for Class E (business) use by virtue of its existing use.

## LOCAL AUTHORITY

Mid Suffolk District Council.

## COSTS

The tenant will contribute £495+VAT to the landlord's costs.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Tel: 01379 687645

Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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