



Redgrave Business Centre Redgrave, Diss Norfolk, IP22 1RZ

TWO LIGHT INDUSTRIAL UNITS AVAILABLE TO LET IN AN ESTABLISHED BUSINESS LOCATION

- Two units available with a gross internal area of 5,187 – 5,980 sq ft (481.9 – 555.6 sq m)
- Generous loading and parking areas to each of the units
- Each unit features two WCs, a kitchen, office and three phase electricity
- Located on the outskirts of Redgrave on the B1113 with good access to the A143/A140
- Approximately 6.5 miles west of Diss and 30 miles south of Norwich

LOCATION

Redgrave Business Centre is located on the B1113 just outside the village of Redgrave. There are good access routes to the A143 and A140. Redgrave is approximately 6.5 miles west of Diss, 19 miles east of Bury St Edmunds and 30 miles south of Norwich.

As well as offering excellent links to the major road networks the business centre also enjoys a quite countryside location.

DESCRIPTION

Unit 1 is of steel portal frame construction with full insulated steel profile sheet walls under an insulated pitched roof and translucent panel inserts.

Internally, there is an up and over electric door, separate personnel entrance, 3 phase electricity, concrete floors, and a raised concrete plinth. There is also an office, two WCs and a kitchen. Externally, there is a loading area with secure exclusive side parking for approximately 10 vehicles.

Units 4 is of steel portal frame construction with breeze block walls. The roofs are pitched and covered with insulated fibrous cement sheeting. To the side elevations there are PVC double glazed windows and a separate personnel doors.

Internally, the unit benefits from having an office/reception, kitchen and two WCs. Externally, there are loading and parking facilities at the front and side of the unit.

ACCOMMODATION

The units provide the following gross internal areas:

Unit 1	-	5,187 sq ft (481.9 sq m)
Unit 4	-	5,980 sq ft (555.6 sq m)

TERMS

The units are available on new leases on terms to be agreed.

RENT

Unit 1 - £19,710 per annum

Unit 4 - £22,724 per annum

VAT

The rent is subject to VAT in accordance with current legislation.

RATING

The VOA web site confirms the following rateable values:-

Warehouse & Premises

Unit 1 - £15,500

Unit 4 - £17,000

ENERGY PERFORMANCE CERTIFICATE

Please contact the letting agents for a full copy of the energy performance certificate.

LEGAL FEES

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw once solicitors have been instructed. Each party will be responsible for their own legal fees on completion.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS -

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS -

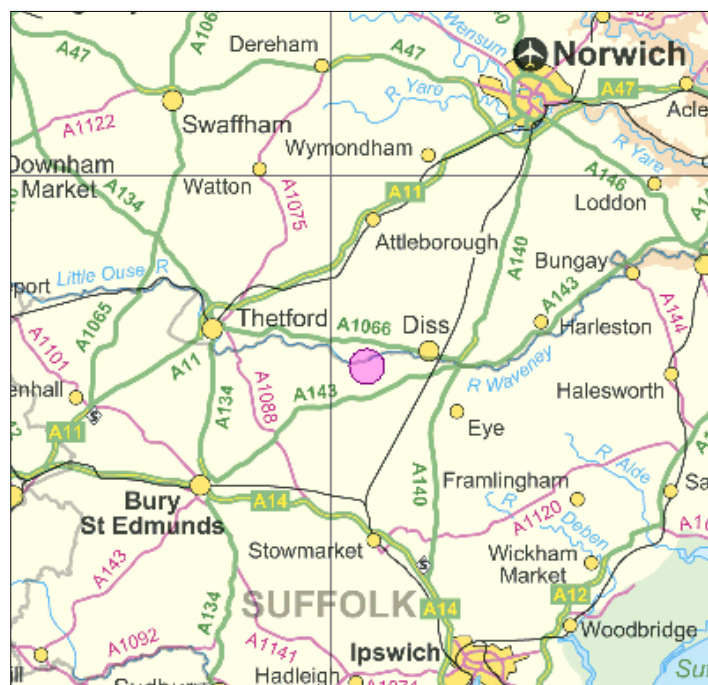
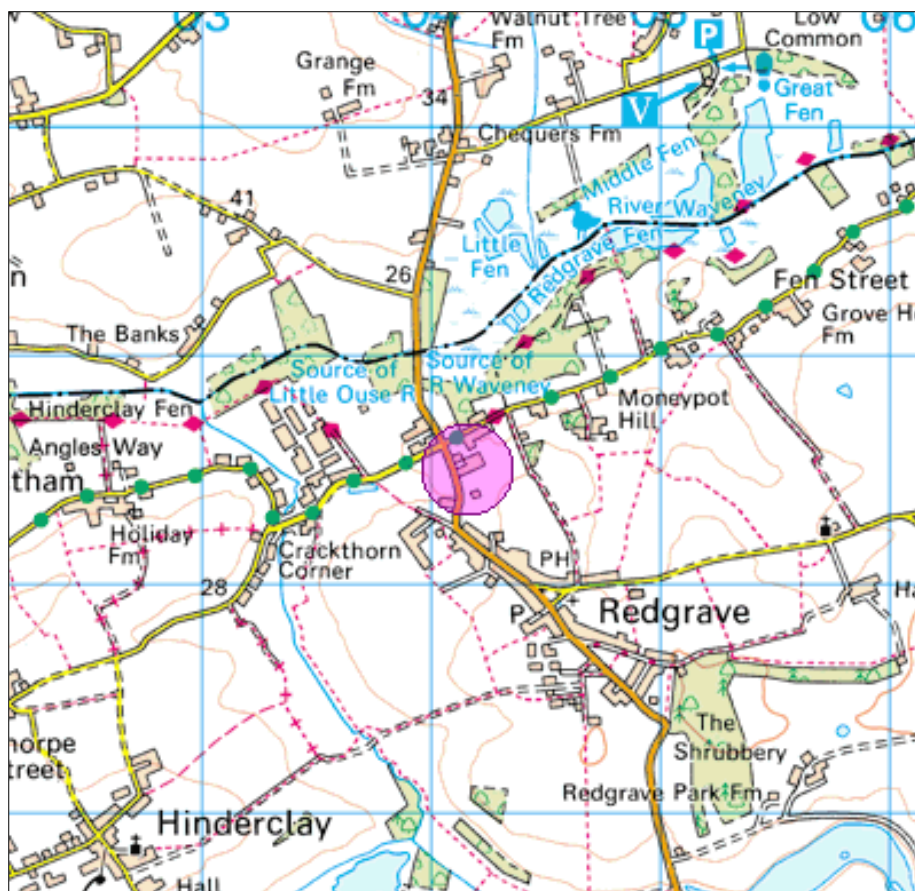
jonathan@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.



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AGENCY, MANAGEMENT & PROFESSIONAL

Call **01284 702626** or visit **hazellsonline.co.uk**

The Annexe, Short Brackland, Bury St Edmunds, Suffolk IP33 1EL