

OFFICES FOR SALE OR TO LET

STATION POINT · DISS · IP22 4YT

7,444 SQ FT (691.55 SQ M)

50 CAR SPACES



LOCATION

Diss lies in the heart of East Anglia between Norwich, Ipswich, Bury St Edmunds and the coast. It has been identified as one of the centres for employment growth in East Anglia because of its location, benefiting from being on the main London to Norwich Railway line.

The town has a population approaching 7,000 but serves a recognised rural catchment area of approximately 50,000 people.

The property is situated on the South side of Gilray Road, a few hundred yards north of Victoria Road, and within a minute's walk of Diss Station (mainline to London Liverpool Street in 90 minutes).

ACCOMMODATION

Ground Floor:

Reception: 52 sq m 566 sq ft

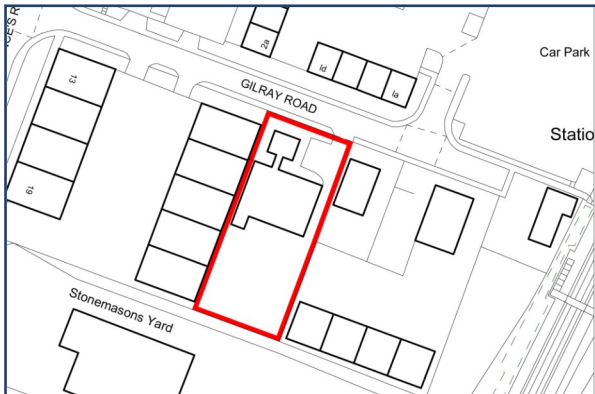
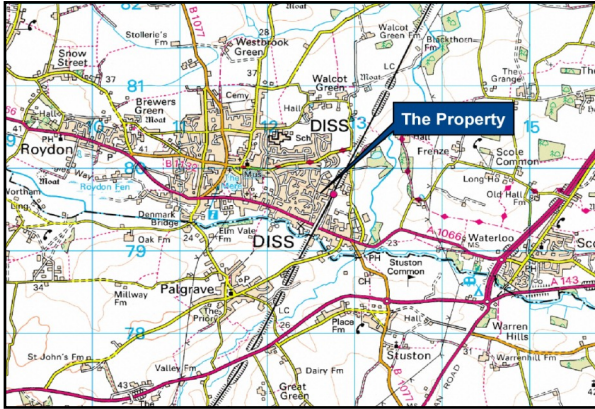
Offices: 317 sq m 3,417 sq ft

First Floor:

Offices: 315 sq m 3,390 sq ft

Stores: 7 sq m 71 sq ft

TOTAL 691 sq m 7,444 sq ft



AMENITIES

- Air conditioned throughout
- First floor block wired
- 24 hour access
- Fifty car spaces
- Stand by generator

BUSINESS RATES

The property has a Rateable Value listing of £55,500 which is currently under appeal.

TERMS

The building is available freehold or to let. Terms on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through the joint sole agents:

Peter Webster: peter@cobbsyard.com

William Jones: williamjones@bidwells.co.uk

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