

COBBS YARD PROPERTY

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**ADJOINING DISS STATION
BUSINESS UNIT
WITH SECURE CAR PARKING**

GILRAY ROAD · DISS · IP22 4EU

1,500 SQ FT



LOCATION

The property is situated on the south side of Gilray Road immediately adjoining Diss Railway Station (mainline to London Liverpool Street in 90 minutes).

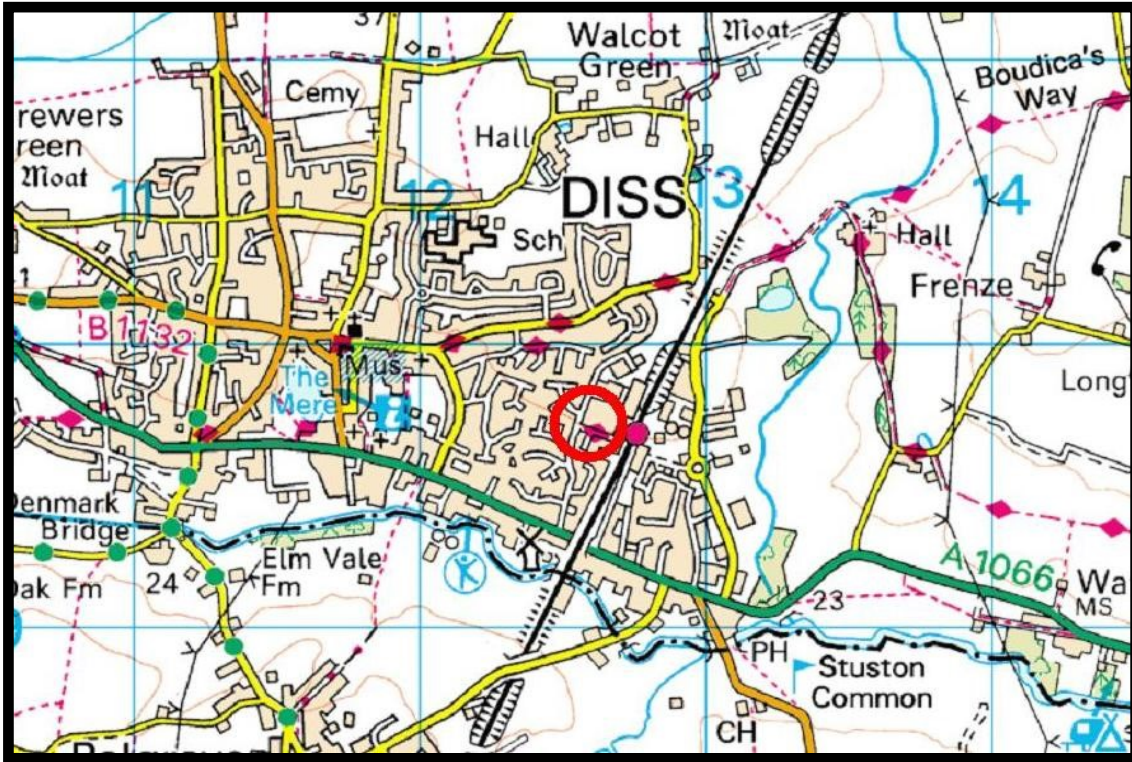
ACCOMMODATION

The entire building totals approximately 1,500 sq ft (140 sq m) all on the ground floor and is divided into a large warehouse area, reception, kitchen area and male and female WC's.

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2 THORNHAM HALL STABLES · THORNHAM MAGNA · IP23 8HA

01379 783 468



RATES

The premises have a rateable value of £6,400.

TERMS

The premises are available on a new fully repairing and insuring lease for a term to be agreed at a commencing rental of £9,000 per annum.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.

LEGAL COSTS

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

VIEWING

By appointment through Peter Webster at the sole agents:

01379 683468

e-mail: peter@cobbsyard.com