

# COBBS YARD PROPERTY

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## OFFICES TO LET WITH 50 CAR SPACES

STATION POINT · GILRAY ROAD  
DISS · IP22 4YT

7,469 SQ FT (693.89 SQ M)



### 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 Diss and Roydon Ward has a population of approximately 11,000 (2021 Census) 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).

TAN WOOD · CROSS STREET · HOXNE · IP21 5AH

01379 783 468

## DESCRIPTION

The property comprises a self-contained office building providing accommodation over ground and first floors. Internally the accommodation is predominantly open plan, with the ground floor including separate office/meeting rooms and a reception/entrance area.

The offices benefit from suspended ceilings, air conditioning, perimeter trunking, carpets and double glazing.

There are approximately 50 on site vehicle spaces and there is a total site area of approximately 0.455 acres

## ACCOMMODATION

Ground Floor:	4,124 sq ft	383.13 sq m
First Floor:	3,345 sq ft	310.76 sq m
<b>Total:</b>	<b>7,469 sq ft</b>	<b>693.89 sq m</b>

## BUSINESS RATES

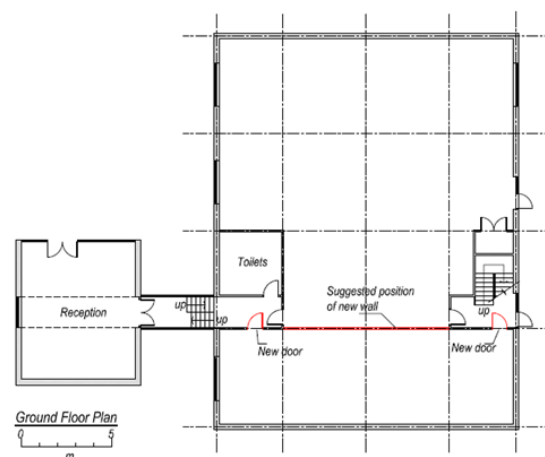
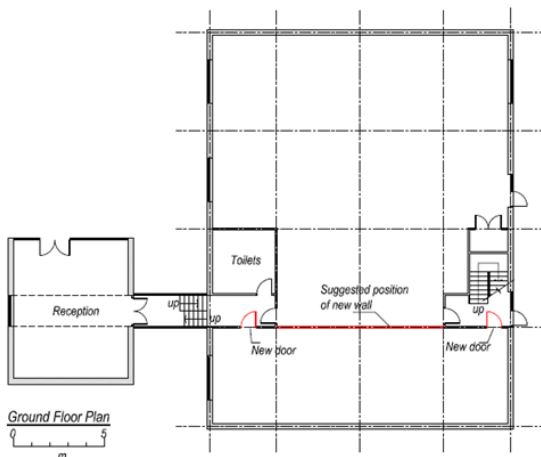
The premises have a rateable value of £50,500.

## TERMS

The premises are available under a new lease for a term to be agreed at a rental of £55,000 per annum exclusive.

## LEGAL COSTS

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

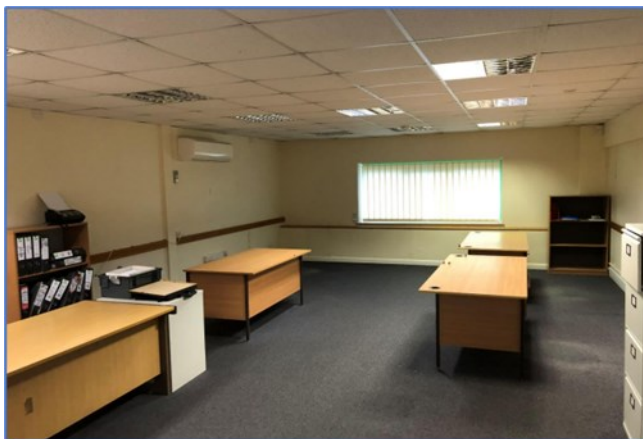


## INSPECTION

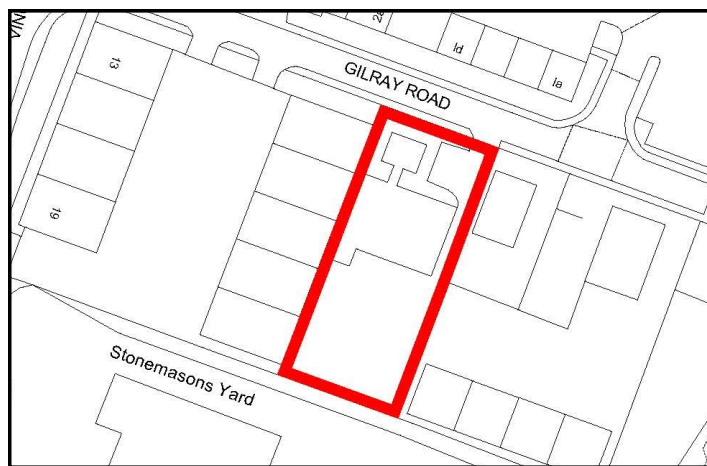
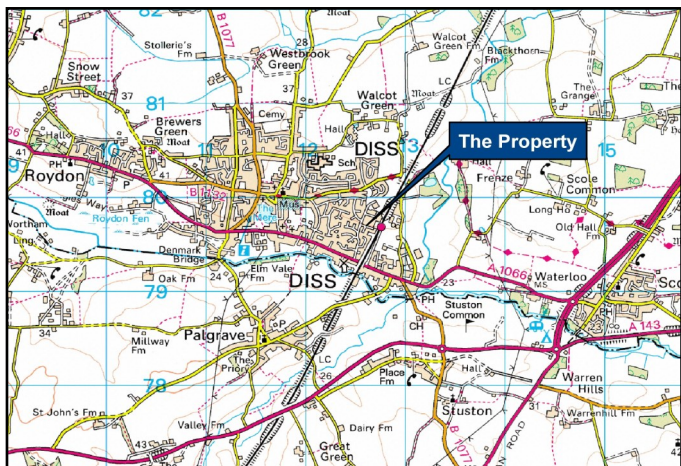
For further information or an appointment to view please contact Peter Webster

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