



29 Shelfanger Road

Diss, IP22 4EH

## Freehold industrial site for sale with vacant possession in Diss

**7,704 sq ft**  
(715.73 sq m)

- Excellent connectivity to the A1066
- Mezzanine for additional storage
- 5 Bay industrial unit
- Substantial yard with 17 parking spaces
- Potential development site
- Site area 0.27 ha 0.66 acres
- OIEO £400,000 excl, VAT invited on an unconditional basis

Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 7,704 sq ft                  |
| Price          | Offers in excess of £400,000 |
| Rateable Value | £21,000                      |
| EPC Rating     | Upon enquiry                 |

Description

The unit consists of a 5 bay industrial warehouse with modern steel frame construction and half brick, half steel clad. Surrounding the warehouse is a large yard and parking area. The building includes a small brick and glazed reception area at the front. Inside, there are two steel frame mezzanine levels. The property offers significant space for industrial operations with potential for storage, parking and expansion.

Location

Located in a well established industrial area with good road connectivity. The property is approximately 0.4 mile from the A1066, which links directly to the A11 and A140 providing access wider road network. Diss town centre is just 1 mile away, while Thetford is 10 miles to the west. The A11 offers direct routes to Norwich, approximately 25 miles to the north, and Ipswich, around 30 miles to the south. The neighbouring buildings are a mixture of office, industrial and residential properties with established occupiers, namely Travis Perkins close by.

Accommodation

The accommodation comprises the following areas:

| Name      | sq ft | sq m   |
|-----------|-------|--------|
| Ground    | 6,291 | 584.45 |
| Mezzanine | 1,413 | 131.27 |
| Total     | 7,704 | 715.72 |

Viewings

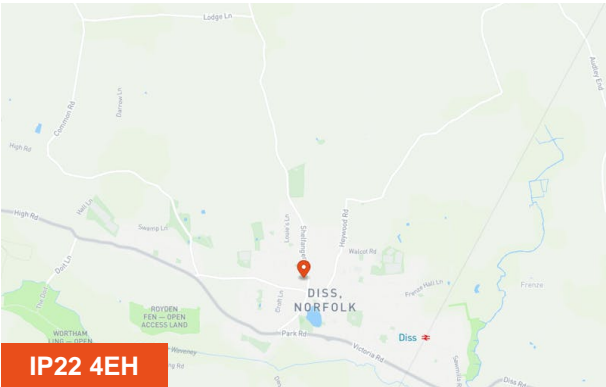
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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