

# Station Point, Gilray Road Diss, Norfolk IP22 4YT

lot 45

## Freehold Office Investment

- Entirely let to Lexham Insurance Consultants Limited until 2023 (subject to option)
- Situated in a prominent commercial district in close proximity to Diss Railway Station
- Approximately 691 sq m (7,444 sq ft)
- On site car parking for approximately 50 cars
- Six Week Completion

Rent  
£52,108  
per annum  
exclusive



### Location

Miles: 23 miles south of Norwich  
24 miles north of Ipswich  
36 miles south-west of Great Yarmouth  
50 miles east of Cambridge

Roads: A140, A143, A1066

Rail: Diss Railway Station (London Liverpool Street in 90 mins)

Air: Norwich International Airport (22 miles), London Stansted Airport (50 miles)

### Situation

Diss is a market town strategically located in the heart of East Anglia between Norwich, Ipswich and Bury St Edmunds. The property is situated on the south side of Gilray Road to the east of Diss' town centre and within close proximity to Diss Railway Station. It is located in an established commercial district and benefits from close access to Victoria Road (A1066) and the A140 dual carriageway.

### Description

The property comprises a self-contained office over ground and first floors with a reception area fronting Gilray Road. The property benefits from on-site parking for approximately 50 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

| Floor         | Use              | Floor Areas (Approx)          | Tenant  | Term   | Rent p.a.x.    | Review     |
|---------------|------------------|-------------------------------|---|--|----------------|------------|
| Ground        | Reception/Office | 369 sq m (3,983 sq ft)        | <b>LEXHAM INSURANCE CONSULTANTS LIMITED (1)</b> | 10 years from 06/12/2013 until 05/12/2023 on a full repairing and insuring lease (2) (3) | £52,108        | 06/12/2018 |
| First         | Office           | 322 sq m (3,461 sq ft)        |   |  |                |            |
| <b>Totals</b> |                  | <b>691 sq m (7,444 sq ft)</b> |   |  | <b>£52,108</b> |            |

- (1) Established in October 2000 Lexham Insurance has rapidly expanded and now handles insurance policies for tens of thousands of drivers in the UK and Northern Ireland. (Source: <http://www.lexhaminsurance.co.uk/> 25/02/2014)
- (2) The lease provides a tenant option to determine at the end of fifth year of the term.
- (3) For the purpose of clarification, Lexham Insurance Consultants Limited is currently benefiting from an effective rent free period due to expire on 3rd July 2014. The seller has agreed to adjust the completion monies so that the unit will effectively produce £52,108 p.a.x. from completion of the sale.

### For further details please contact:

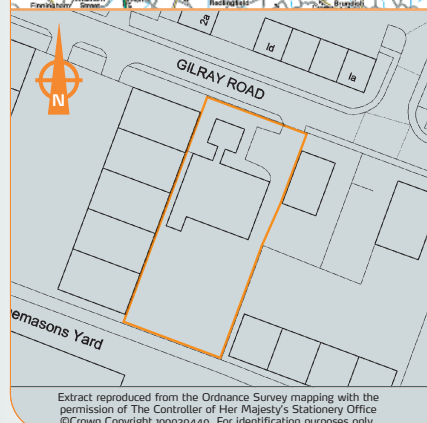
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