

Investable Opportunities

Location/Site Name and Address

Diss Business Park, Diss, Norfolk, IP22 4GT

Opportunity type/planning type and status including red line plan (if available)

Planning permission for B1, B2, B8 usage classes 186,000 sq. ft. of 390,000 sq. ft. developed, and a further 8 acres of land zoned for commercial development.

Description (including status and associated infrastructure)

A thriving business park located along the A143 between Norwich and Ipswich. The developed site provides over 186,000 sq. ft. of let warehouse and office space to local SMEs and national blue-chip occupiers. The masterplan design provides a further 204,000 sq. ft. of space.

There is also an additional 8.12 acres of land, zoned for commercial development, which we propose to make available for FREEHOLD sale.

The site benefits from:

Mains water and electric.

Fibre to the premises.

Ample car parking.

Onsite café, children's nursery, gym and soft-play centre.

Size (floorspace/land)

8.12 acres zoned for commercial development, available for freehold sale.

204,000 sq. ft. of space master planned available for let.

186,000 sq. ft. of let buildings comprising of offices and warehouses currently let.

Existing tenants/businesses

Upp (part of Virgin Media)

NFU Mutual

Novum

Lexham Insurance Group

Hey Girls

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Neilson Bainbridge
Pilgrims
Ratiobox
Styne Group
Lancaster Gate

Photo and/or map (including connectivity/transport connections)



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Is the offer market ready and has the site already been marketed?

Planning permission exists as per the master plan for the main site.

The zoned land to the North is currently being progressed with South Norfolk District Council.

How is the opportunity relevant to investors, corporate end-users, hotel groups, retailers or developers?

The master planned site is targeted at corporate end users.

The zoned development land is targeted at owner/occupiers.

What investment is sought? What might be offered in return for investment? E.g. what might a joint venture look like?

Not applicable.

What do investors need to know about the opportunity? E.g. who might the main point of contact be etc.

Not applicable.

Contact details

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