



**Building 51, Henderson Street, Grimsby, North East  
Lincolnshire, DN31 3QF**  
Offices To Let 80.48 sq m (867 sq ft) approx.

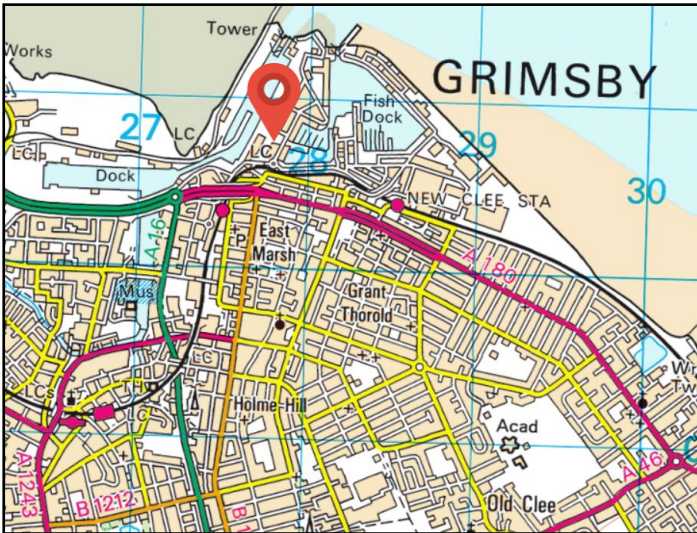


## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The subject premises are situated within a densely packed network of historic specialist buildings within Grimsby Docks known as The Kasbah.



## Summary

- Self-contained office premises of 80.48 sq m (867 sq ft) approx.
- Incentives available.
- Available on new lease.

## Description

The property comprises a two storey office premises of traditional masonry construction surmounted by a pitched tiled roof. Internally the ground floor accommodation provides reception area with ancillary offices and WC facilities, with further office accommodation and a single WC to the first floor.

The premises are in substantial disrepair throughout and require extensive refurbishment. It is understood that funding opportunities may be available for external building repairs together with additional Lease incentives. Further details are available from the sole agents.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Codes of Measurement Practice.

	Sq m	Sq ft
<b>Ground Floor</b>		
Reception/lobby	10.17	110
Offices	30.11	324
WC	-	-
<b>First Floor</b>		
Offices	40.20	433
WC	-	-
<b>Total Accommodation</b>	<b>80.48</b>	<b>867</b>

## Terms

The property is available To Let, subject to the following terms and conditions.

## Rent

Rent on application.

## Incentives

Incentives are available, further information can be obtained from the sole agents.

## Lease Term

By negotiation.

## Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

## Business Rates

The Tenant will be responsible for the payment of business rates directly to the Local Authority, being North East Lincolnshire Council. Enquiries made through the Valuation Office website reveal that the premises require to be re-assessed for rating purposes.

Interested parties are advised to contact Local Authority directly and to ascertain a possible rateable value before proceeding with a transaction.

## EPC

**TBC**

## Contacts

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