



**Origin 2, Genesis Office Park, Genesis Way, Europarc,  
Grimsby, North East Lincolnshire, DN37 9TZ**

Ground Floor Offices To Let From 231.61 sq m (2,493 sq  
ft) To 491.26 sq m (5,288 sq ft) approx.

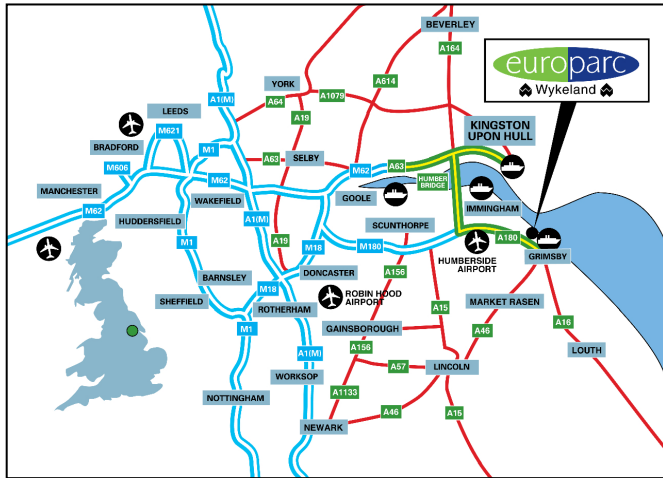


## Location

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 Humber 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).

Europarc is the most prestigious Business Park in North East Lincolnshire immediately adjoining the A180 and located approximately 3 miles to the west of Grimsby town centre and 1½ miles from Grimsby Dock.



## Summary

- Modern prestigious office accommodation of 231.51 sq m (2,493 sq ft) to 491.26 sq m (5,288 sq ft) approx.
- Excellent specification including raised access floors, comfort cooling and on-site parking space.
- Prestigious Europarc location with good road access to the A180/M180.



The accommodation has been completed to an excellent specification with raised access floors, a combined heating/cooling and ventilation system, energy saving PIR lighting and fire and security alarms. The accommodation is predominantly open plan although there is a ground floor reception area together with a number of partitioned meeting rooms which are of de-mountable partitioning therefore the layout can be easily changed if required, together with a fully fitted kitchen, ladies, and gents and disabled WCs together with a shower room and cleaner's cupboard.

Externally, the property benefits from approximately 44 designated car parking spaces for the sole use of Origin 2.

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

Suites are available from 231.61 sq m (2,493 sq ft) to 491.26 sq m (5,288 sq ft) approx.

## Terms

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

## Rent

From £10/sq ft per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

## Description

The property comprises of a modern detached purpose built two storey office building which has been sub-divided to provide a ground floor entrance with stairs and a lift providing access to the first floor.

Suites 1 and 2 are located at ground floor level and can be occupied as a whole or as two separate suites, if required.



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### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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## Lease Term

By negotiation.

## Service Charge

The Tenant(s) will be required to contribute towards the Estate Service Charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of Genesis Office Park together with any subsequent management thereon.

## Repairs and Insurance

The Tenant(s) will be responsible for internal repairs only and there will be an overriding Building Service Charge to cover the cost of future repairs, maintenance and upkeep to the common parts of the building and any shared services.

## Business Rates

The Tenant(s) will be responsible for the payment of business rates. The property is currently awaiting re-assessment.

Interested parties are advised to obtain an estimate of the likely rateable value by contacting the Local Authority directly.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**C61**



## Contacts

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