



Upon Instruction of Associated British Ports, Port Office, Cleethorpe Road, Grimsby, North East Lincolnshire, DN31 3LL

Offices To Let 226.7 sq m (2,439 sq ft) to 465.5 sq m (5,008 sq ft) approx.



Summary

- Prestigious office suites from 226.7 sq m (2,439 sq ft) to 465.5 sq m (5,008 sq ft) approx.
- Highly visible landmark building adjoining Grimsby Docks.
- Excellent specification including manned reception, gas central heating, double glazing.
- On site car parking.
- Available upon new Lease(s).

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 property is situated on the southern periphery of Grimsby Dock, located in a prominent position with good visibility to Cleethorpe Road (A180) which is one of the main arterial roads linking the towns of Grimsby and Cleethorpes and also to the M180 and national motorway network.

In addition the property is located approximately 1 mile north of Grimsby town centre to the southern edge of Grimsby Docks.

Description

The property comprises a prestigious listed two storey landmark office building benefitting from an extensive prominence to Cleethorpe Road. The property has been refurbished to a very high standard and provides an attractive entrance with a well fitted reception area leading to a range of private and general office accommodation together with kitchens, meeting room and WC facilities over a first and second floor.

The property benefits from gas central heating, fitted lighting, fire and security alarms, together with a lift.

Externally, there is a good level of on site car parking serving the building.

Accommodation

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

Second Floor

Suites available from 226.7 sq m (2,439 sq ft) to 465.5 sq m (5,008 sq ft) approx.

Terms

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

Rent

By negotiation.

The rent will include insurance, future repairs, maintenance and upkeep to the common parts of the building including the external fabric together with the shared heating system, mains services, security, reception facilities, lift, security and fire alarms together with ground maintenance, pest control, window cleaning and associated management.

Lease Term

By negotiation.

Repairs

The Tenant will be responsible for all internal repairs and decorations to the demised premises.

Business Rates

The Tenant(s) will be responsible for the payment of business rates. The property will require to be re-assessed for rating purposes based upon any potential sub-division.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the Local Authority or Valuation Office Agency prior to entering into a Lease and also to ascertain as to whether or not transitional relief is applicable.

EPC

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

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Date: **January 2021** File Ref: **11899SO**



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