

Units 8 & 9, Acorn Business Park,
Moss Road, Grimsby, DN32 0LW

FOR SALE

or TO LET

High quality offices in purpose built
business park

Extends to approximately
412.5 sq m (4,440 sq ft) overall

Close to town centre

Available as a whole or in part

Car parking available

Guide Price £525,000

£88.50 per sq ft

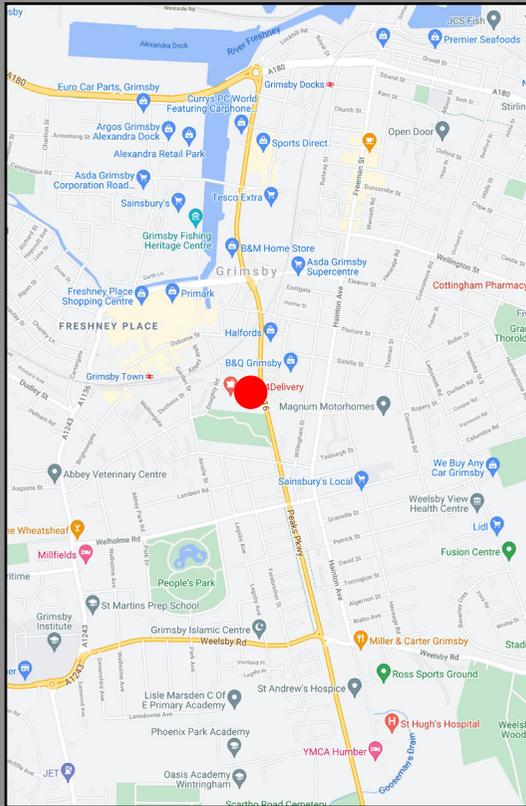
Guide Rent £9 per sq ft
(Suite 3-4)

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

The premises form part of a small cluster of office premises situated in a purpose built business park at the edge of Grimsby Town centre and only a short walk from the Freshney Place Shopping centre and the central business district as well good road access to the A15 and A180, connecting in turn to the Motorway via the A180 .

DESCRIPTION

The property comprises a two-storey building providing good quality office accommodation over both ground and first floor, offering flexible workspace or a mix of open plan and cellular accommodation. Externally, the property is serviced by a car park located the front and side elevation of the property. Neighbouring occupiers include Drugs 4 Delivery, Hays Procurement, Advantage Finance and Tetati.

ACCOMMODATION

In more detail the accommodation comprises:

Ground Floor Suite 1	137.5 sq m (1,480 sq ft)
Ground Floor Suite 2	137.5 sq m (1,480 sq ft)
First Floor Suite 3	137.5 sq m (1,480 sq ft)
First Floor Suite 4	137.5 sq m (1,480 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £525,000 or To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £9 per sq ft for suite 3-4.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £16,250 for Suite 2 and £51,500 for the remainder of the property (Suite 1, 3 and 4) (Source VOA website). The premises will require reassessment should a change of use take place.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C (59) (Suite 1, 3 and 4). Suite 2 - TBC

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6839**

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