

Unit 7 Laceby Business Park,
Grimsby Road, Laceby, DN37 7DP

FOR SALE / TO LET

New office building to be built on
popular Business Park

N.I.A. 183.9 sq m (1,979 sq ft)

Self contained over two floors with
allocated car parking

Open plan design with options for
bespoke layout

Excellent vehicular access and
close to numerous amenities

Guide Price £325,000
Guide Rent £22,000 p.a.

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Similar Building



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LOCATION/DESCRIPTION

Laceby Business Park is one of the premier office parks within the Northern Lincolnshire area located close to the junction of the A46 and A18 dual carriageways providing office suites of differing sizes, all with plentiful car parking.

The Business Park is situated in an attractive edge of town location with easy access to Grimsby, Lincolnshire, Humberside Airport and the national motorway network via the A18.

The premises will provide self-contained modern offices constructed of brick and concrete block under a pitched tiled roof with uPVC double glazing over two floors, laid out in an open-plan style. An individual occupier's specification can be accommodated as part of the build process.

ACCOMMODATION

Once constructed, the premises will comprise the following approximate areas:

Net internal area 183.9 sq m (1,979 sq ft)

DISPOSAL/LEASE TERMS

The property is available For Sale at an asking price of £325,000 or To Let for a term of years to be agreed at an initial rent of £22,000 per annum.

RATEABLE VALUE

The occupier will be responsible for the payment of rates at the property.

The premises will require assessment by the Valuation Office Agency for rating purposes.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

In the event of a letting then the ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact 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.5762**

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