

2nd Floor, 27 Osborne Street
Grimsby, DN31 1EY

TO LET

Prominent second floor office premises in the centre of town

Accommodation available from upwards of 178.6 sq m (1,922 sq ft)

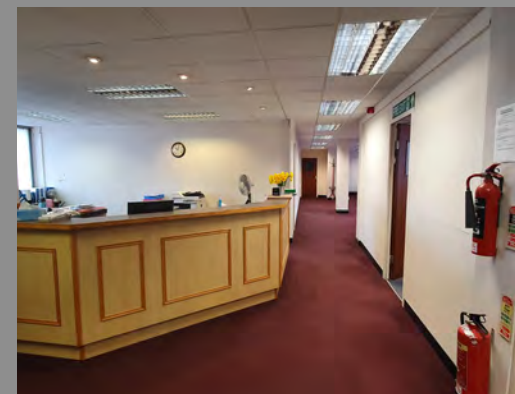
Potential for open plan accommodation

Adjacent to multi storey car park

Nearby occupiers include number of estate agents & solicitors' practices together with the offices for N.E Lincs Council

Rent on Application

Scotts
01472 267000



2nd Floor, 27 Osborne Street
Grimsby, DN31 1EY

TO LET



LOCATION

The property directly fronts Osbourne Street forming part of Grimsby's Central Business District, situated within close proximity to the prime retail pitch on Victoria Street and the Freshney Place shopping centre. As a result, the premises are well positioned to benefit from the local amenities and a number of pay-and-display car parks. The primary transport hub and train station are additionally nearby, providing easy access into the surrounding areas.

DESCRIPTION

The accommodation is located on the second floor and provides two good sized office suites predominantly open plan but with the added benefit of further private offices. A passenger lift provides access from a highly visible entrance hallway. A suspended ceiling and carpeting are installed throughout with heating provided by way of a wall-mounted radiator system from a central boiler.

The property could be let as one unit, or two separate units. Nearby occupiers include number of estate agents and solicitors' practices together with the offices for North East Lincolnshire Council.

ACCOMMODATION

Front Office Suite 242.0 sq m (2,616 sq ft)

Rear Office Suite 178.6 sq m (1,922 sq ft)

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 'Office & Premises' with a Rateable Value of £12,088 for the front office suite and £9,500 for the rear office suite (Source VOA website), although the premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

Let for a minimum term of years to be agreed on an effective full repairing and insuring basis, POA.

ENERGY PERFORMANCE RATING: Front Office D (82)

Rear Office TBC

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

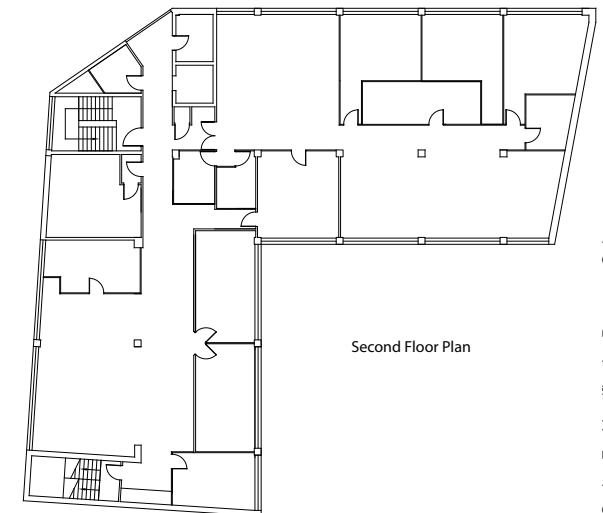
Note: Interested parties should note that the owner of the above property is connected with Scotts Property LLP

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6784**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Not to Scale - For Identification Purposes Only

Scotts
01472 267000
www.scotts-property.co.uk