

The Hive

13 Dudley Street, Grimsby, DN31 2AW

TO LET

Prestigious serviced offices

Located within the busy
Business Hive development

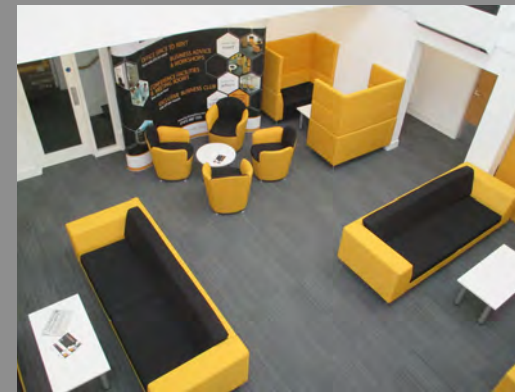
Sizes range from 11.3 sq m (122 sq ft)
to 30.3 sq m (326 sq ft)

Popular location close to
Grimsby Town Centre and other
professional occupiers

Onsite facilities inc. well equipped
conference & meeting facilities,
kitchens & additional reception services

Easy In / Easy Out Terms

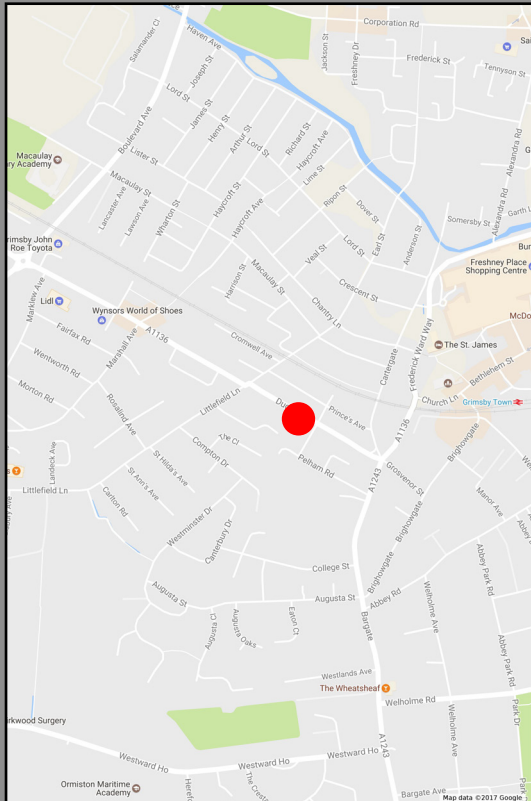
Scotts
01472 267000



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LOCATION/DESCRIPTION

Dudley Street is widely recognised as an attractive office location for businesses seeking premises within close proximity to Grimsby town centre, but at the same time enjoying the out-of-town feel provided by the character of the buildings. The street predominantly comprises semi-detached former town-houses, most, if not all, benefitting from an element of car parking. There are ample public transport links, with buses providing access to the surrounding villages, as well as being in close proximity to Grimsby train station. The property is prominently located on the south side of Dudley Street at its junction with Pelham Road and with good access to the A180.

ACCOMMODATION

In more detail the accommodation comprises well-furnished office equipped with high quality furnishings, benefitting from a fully staffed reception area, telephone services and broadband internet access.

	Size	Rent (PCM)	Rateable Value*	EPC Rating	
Office 1	11.3 sq m (122 sq ft)	£310	£2,275	C	LET
Office 2	14.4 sq m (155 sq ft)	T.B.C	£2,850	C	LET
Office 3	13.9 sq m (150 sq ft)	£365	£2,900	C	LET
Office 4	13.9 sq m (150 sq ft)	£365	£2,750	C	LET
Office 5	13.9 sq m (150 sq ft)	£365	£2,800	C	Available
Office 6	13.9 sq m (150 sq ft)	£365	£2,800	C	Available
Office 7	13.9 sq m (150 sq ft)	£365	£2,800	C	LET
Office 8	14.5 sq m (156 sq ft)	T.B.C	£2,900	C	LET
Office 9	15.2 sq m (164 sq ft)	T.B.C	£3,050	C	LET
Office 10	14.9 sq m (160 sq ft)	T.B.C	£2,950	C	LET
Office 11	30.3 sq m (326 sq ft)	£595	£6,000	C	LET
Office 12	14.4 sq m (133 sq ft)	T.B.C	£2,475	C	LET
Office 13	16.0 sq m (172 sq ft)	T.B.C	£2,550	C	LET

*The tenant will be responsible for the payment of Business Rates at the property. The premises are listed as 'Offices & Premises' (Source VOA website).

The property also benefits from access to well-equipped meeting and conference facilities, kitchens, additional reception services and on site car parking.

DISPOSAL TERMS

The premises are available To Let at monthly rents, payable in advance by direct debit, based on a flexible easy in/easy out agreement with only 3 months notice being required. No deposit or rent bond required.

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.

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.6428**

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