

4 Dudley Street,
Grimsby, DN31 2AB

TO LET

Two-storey offices with
ancillary space

Edge of town, prominent
location

Approx.
127.9 sq m (1,378 sq ft)

On-site parking for around
10 cars

Close to Pepperells Solicitors
and The Business Hive

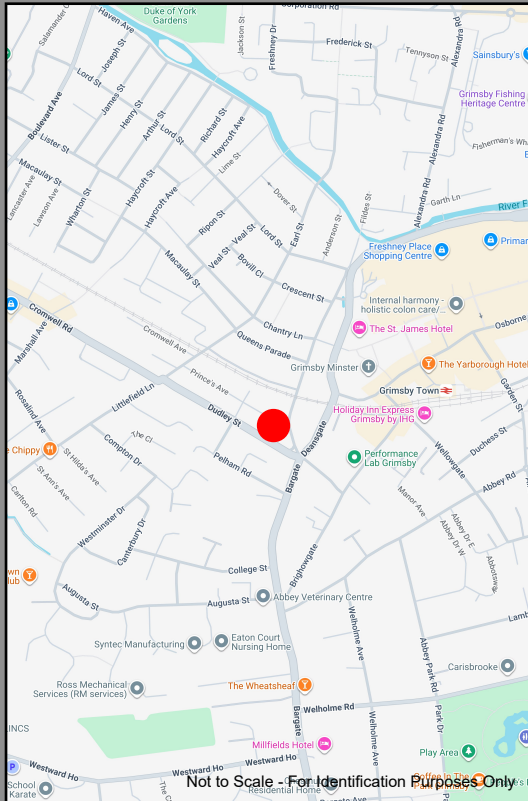
Guide Rent: £11,500 p.a

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The property is located on the edge of Grimsby town centre, within a mixed commercial area approximately a quarter of a mile from Freshney Place Shopping Centre and the central business district.

Set within a cluster of converted former residential properties, the area is popular with professional and service-based occupiers, particularly those requiring dedicated car parking — a feature not commonly available in central locations.

DESCRIPTION

The premises comprise a semi-detached, two-storey building offering high-quality office accommodation with additional storage and staff facilities.

Externally, the property benefits from private car parking for approximately 10 vehicles, accessed via Princess Avenue.

ACCOMMODATION

Ground Floor	Offices & Ancillary	70.4	sq m	758	sq ft
First Floor	Offices & Ancillary	57.5	sq m	620	sq ft
Total		127.9	sq m	1,378	sq ft

LEASE TERMS

The property is available by way of a new lease on terms to be agreed. The lease will be drawn on a Full Repairing and Insuring (FRI) basis, with periodic rent reviews if applicable. Guide Rent: £11,500 per annum

BUSINESS RATES

The property is listed in the Rating List as 'Offices and Premises' with a current Rateable Value of £8,000 (source: gov.uk).

Qualifying occupiers may benefit from Small Business Rates Relief – interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction, including any applicable Stamp Duty Land Tax (SDLT).

ENERGY PERFORMANCE CERTIFICATE (EPC) To be confirmed.

FURTHER INFORMATION AND TO VIEW

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.7221**

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