

Unit 5, Laceby Business Park,
Grimsby Road, Laceby, DN37 7DP

FOR SALE / TO LET

Self-contained new build
two storey offices

Within a well-established Business
Park on the outskirts of Grimsby

Extending to approximately
193 sq m (2,077 sq ft) overall

Car parking available

Excellent access to the A46,
A18 and the A180 via the Barnetby
Interchange

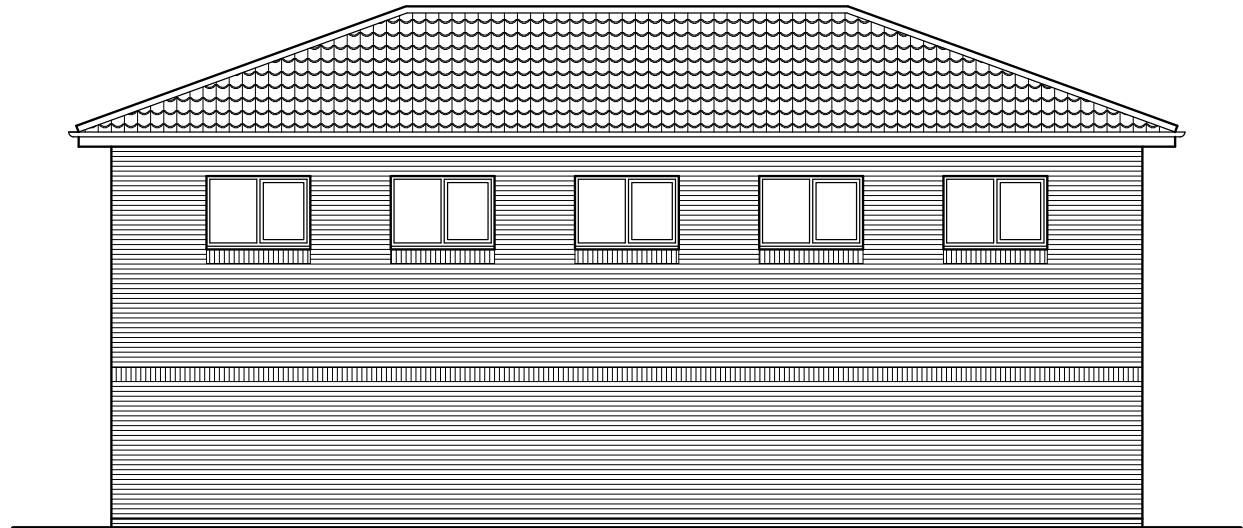
Guide Price £375,000
Guide Rent £11 per sq ft

Scotts
01472 267000



Front Elevation

1:100



Rear Elevation

1:100

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LOCATION / DESCRIPTION

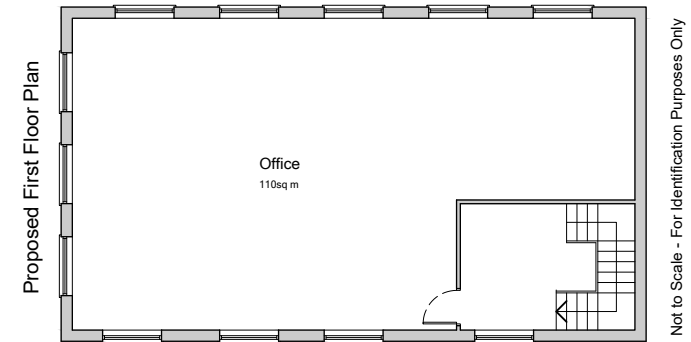
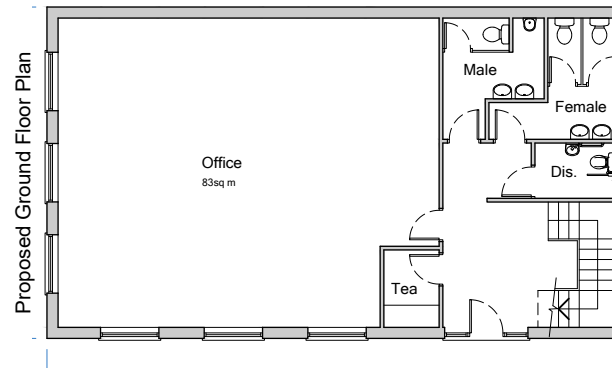
Laceby is situated approximately 4 miles southwest of Grimsby town centre while the A46 Laceby bypass is adjacent to the southern boundary of the village. Laceby Business park is a popular office location, immediately adjacent to the A46 dual carriageway, in close proximity to the junction with the A18. The premises therefore benefits from excellent access to Grimsby, Lincoln, Peterborough, Humberside Airport and the national motorway network (via the A180).

The park currently comprises six detached office premises, with planning permission being granted for further expansion of another 3 self-contained office premises.

DBC House is the largest of the office premises within the Park and comprises a number of individual suites over two floors, occupied by a variety of local businesses.

ACCOMMODATION

Net Internal Area 193 sq m (2,077 sq ft)



Not to Scale - For Identification Purposes Only

RATEABLE VALUE

The occupier will be responsible for the payment of Business Rates at the property. The premises will require assessing for rating purposes.

DISPOSAL TERMS

The premises are available For Sale on a virtual Freehold basis of £375,000. Alternatively, the premises are available To Let at a rent of £11 per sq ft.

ENERGY PERFORMANCE RATING: To be assessed once built

LEGAL COSTS

Each party will be responsible for their own legal fees incurred in this transaction, 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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