

Ground Floor, Unit 3, Acorn Bus. Park
Moss Road, Grimsby, DN32 0LT

TO LET

High quality offices in purpose
built business park

Extends to approximately
65.0 sq m (700 sq ft) overall

Close to town centre

Allocated parking available

Guide Rent £7,000 p.a.

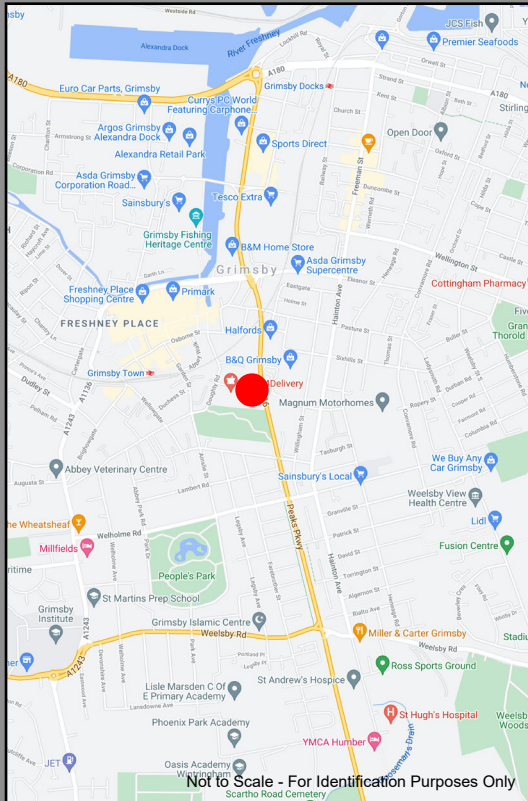


Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The premises form part of a small cluster of office premises situated in a purpose built business park at the edge of Grimsby town centre and only a short walk from the Freshney Palace Shopping centre and the central business district as well as providing good access to the A15 and A180.

The property comprises the ground floor of a two-storey building providing good quality office accommodation offering flexible workspace with a kitchenette and shared WC facilities.

Nearby occupiers include Drugs 4 delivery, Advantage Finance and Tetati.

ACCOMMODATION

Ground floor 65.0 sq m (700 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered 'To Let' for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £7,000 per annum.

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 'Offices & Premises' with a Rateable Value of £18,2550 (Source VOA website). Any new occupier should note that the current Rateable Value is for both floors and a reassessment will take place when the property is split.

The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C (62)

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or 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.6851**

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