TO LET

REFURBISHED TOWN CENTRE OFFICES

DEVONSHIRE HOUSE  BULL RING LANE  GRIMSBY
DN31 1EB

- Located in the heart of Grimsby Town Centre
- Provides offices of 4 floors from 258.2 sq m (2,779 sq ft) to 300.2 sq m (3,231 sq ft)
- Easy access to all town centre facilities
- Terms are available on request

01472 267000
LOCATION/DESCRIPTION

Devonshire House is located in the heart of Grimsby Town Centre close to Victoria Street and accessed from Old Market Place. Grimsby Town Centre has recently undergone pedestrianisation and resurfacing and now provides an attractive, modern environment for town centre businesses. A comprehensive refurbishment of Devonshire House is planned including upgrading/repositioning of lifts, upgrading/redecoration of entrance lobby, improvements to the main building entrance, upgrading of WC facilities and improvement and redecoration of individual offices. Once completed, the premises will provide high-quality accommodation in the heart of the town centre available on a floor-by-floor basis, or alternatively as a whole, and suitable for any modern business.

ACCOMMODATION

In more detail the accommodation comprises:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Unmeasured</td>
<td></td>
</tr>
<tr>
<td>Entrance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Floor</td>
<td>300.2 sq m</td>
<td>(3,231 sq ft)</td>
</tr>
<tr>
<td>Third Floor</td>
<td>300.2 sq m</td>
<td>(3,231 sq ft)</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>300.2 sq m</td>
<td>(3,231 sq ft)</td>
</tr>
<tr>
<td>Fifth Floor</td>
<td>258.2 sq m</td>
<td>(2,779 sq ft)</td>
</tr>
<tr>
<td>Total Accommodation</td>
<td>1,158 sq m</td>
<td>(12,472 sq ft)</td>
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</table>

Offices available on a floor-by-floor basis or any combination of floors.

LEASE TERMS

The property is available To Let on terms to be agreed incorporating flexibility to meet with individual tenants requirements.

RATES

The entry in the Rating List is “Office & Premises” with a Rateable Value of £66,500 and Rates Payable for 2012/2013 of £30,457. The Uniform Business Rate for 2012/2013 is £0.458. If the premises are occupied on a floor-by-floor basis, then reassessment will be required.

LEGAL COSTS

The ingoing Tenant will be responsible for all reasonable legal costs incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

VAT

The above-mentioned financial amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

FURTHER INFORMATION AND TO VIEW

Please contact joint agents Scotts Property LLP at their Grimsby Office, tel:01472 267000 or PPH Commercial at their Scunthorpe office, tel:01724 282278. May 2012 information CS4221G (Off)

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