



TO LET

SERVICED OFFICE WITHIN LANDMARK BUILDING

Suite 2, Fourth Floor, Telegraph House
Cleethorpe Road, Grimsby, DN31 3EF

SW
Sanderson
Weatherall





Location

The available office suite is situated on the fourth floor of Telegraph House Business Centre. Occupying a prominent position of Cleethorpe Road opposite the fly-over, Telegraph House is without doubt one of Grimsby's landmark buildings. The location offers excellent access to the A180 motorway link road, the Docks and main town centre. Pay and display car parking is available on nearby Orwell Street. Telegraph House Business Centre is anchored by John Barkers solicitors and is home to a variety of businesses.

Description

Situated at the front of Telegraph House the offices enjoy views across the Docks to the Dock Tower. The open plan, with it's current furniture configuration is large enough to accommodate 24 people and benefits from a separate meeting room and two private offices. It is a fully managed space and data, electricity, heating, lighting and air conditioning are all included in the price. All common areas are cleaned regularly and suite itself is cleaned once a week. The current furniture pack includes bench desks, chairs, under desk drawers and desk end cupboards.

There is a shared reception with lift access to the fourth floor. There are kitchen and toilets which are shared with other fourth floor tenants and the tenant will have access to use the business lounge on the third floor. There is a full meeting suite at ground floor with bookable meeting space ranging from small rooms up to a full boardroom facility.

Accommodation

The office has been measured on a net internal basis and extends to approx. **155.5sq m (1,674 sq ft)**.



Key Points

- Landmark office building
- Fully managed space
- Open plan with meeting room and two private offices

Terms

The offices will be let on a new lease at at rent of £41,850 pa plus VAT. The rent to be paid monthly in advance. The rent is on an “all inclusive” basis with the exception of business rates and a contribution towards buildings insurance. The length of lease to be by negotiation. There is a standard “in house” lease agreement for Telegraph House Business Centre which means that early occupation can be secured for a new tenant.

Two car parking spaces are included within the agreement and additional car parking spaces can be added at a cost of £40 pcm each including VAT, subject to availability.

ADDITIONAL INFORMATION

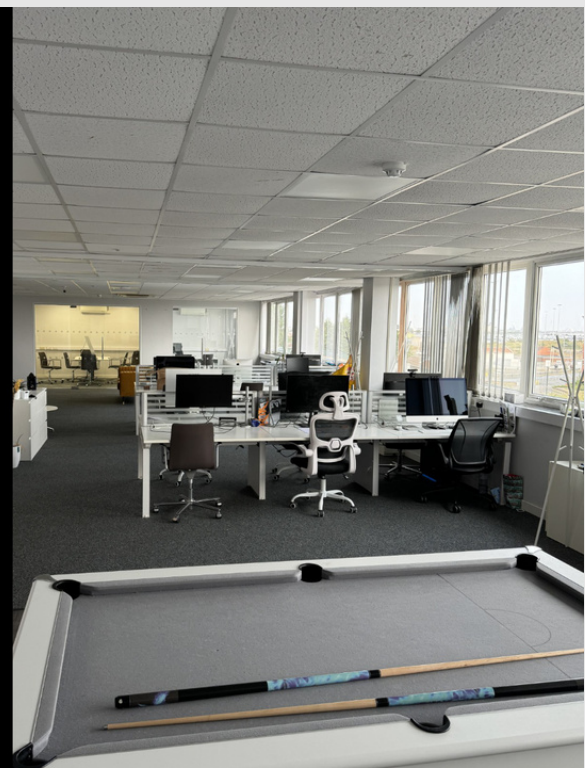
Local Authority: North East Lincolnshire Council.

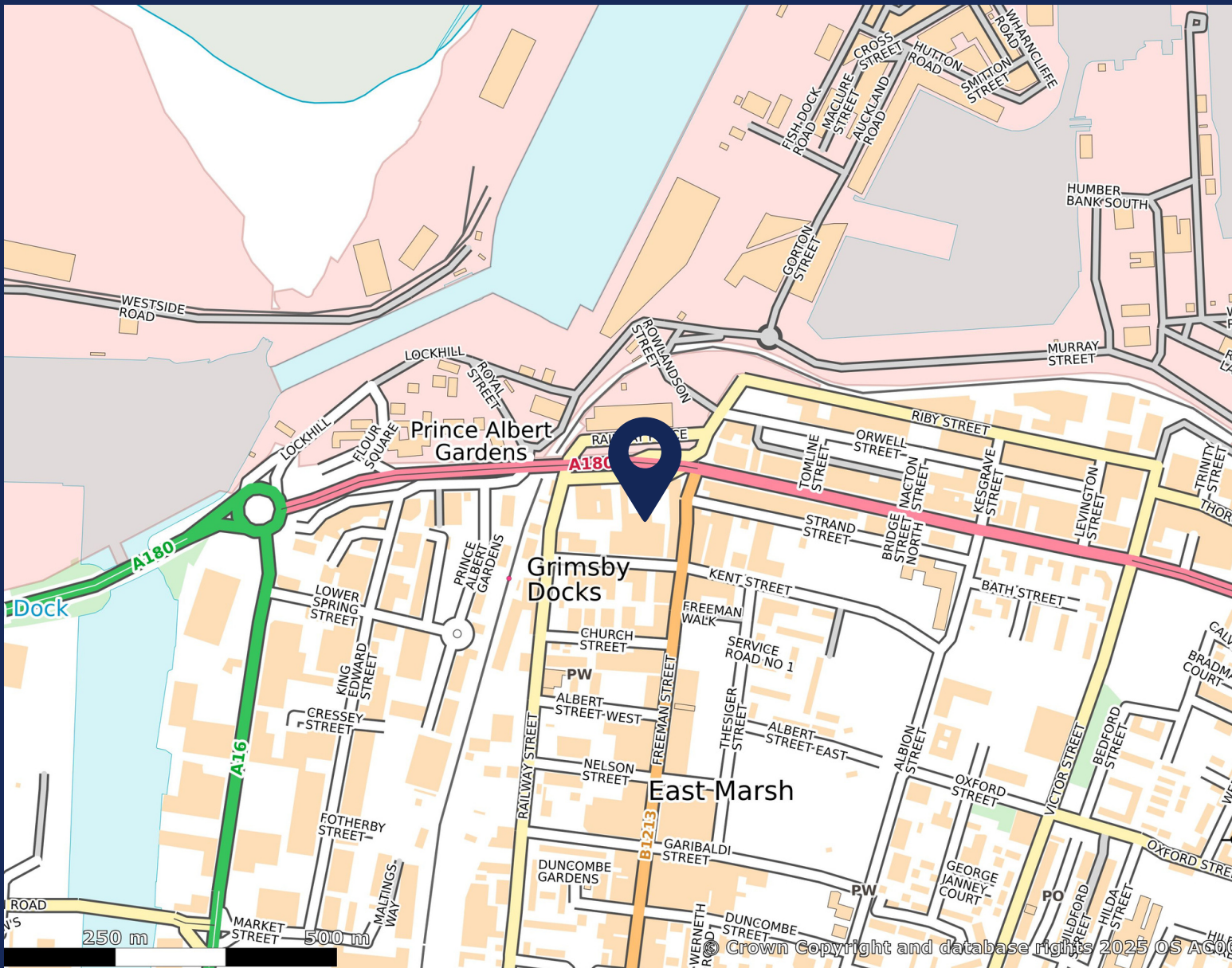
Rateable Value: TBC.

EPC: TBC

Services: All mains services are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: The rent quoted is exclusive of VAT. VAT is applicable to this transaction.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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