



TO LET

SECOND FLOOR OFFICES OPPOSITE GRIMSBY MINSTER

Hampton House, Church Lane, Grimsby, DN31 1JR



Sanderson
Weatherall



Location

The available offices are situated on the second floor of Hampton House, a prominent four storey office building in the heart of Grimsby town centre opposite Grimsby Minster.

Hampton House is a multi-let building with the anchor tenant being Lovelle Estate Agency and other occupiers include a recruitment consultancy and hot food takeaway.

The offices are in close proximity to the town's railway station and close to local bus routes. There are various pay and display car parks within a short walk of the offices. The main shopping areas of Freshney Place and Victoria Street are close by.

Description

The available space comprises the whole of the second floor of Hampton House. There is a shared ground floor entrance lobby and staircase leading to the offices. There is lift access. The offices provide an open plan reception / general office with a further five offices and boardroom. There is a staff kitchen.

The offices benefit from surface mounted fluorescent lighting, perimeter skirting trunking, carpet tiles and window blinds. Male and female toilets are located on the second floor landing.

Additional photographs of the property can be viewed on our website.

Accommodation

The floor area has been measured and calculated on a net internal basis as follows:

Office and Premises: 179.5 sq m (1,931 sq ft)



Key Points

- Second floor offices
- Providing mix of open plan space, private offices and meeting rooms
- Prominent loation opposite Grimsby Minster
- Flexible lease terms available

Terms

The property is available by way of a new lease at a rent of £12,000 per annum exclusive.

The length of lease to be by negotiation. Flexible terms will be considered. The lease will be on an internal repairing basis plus a service charge in respect of external repairs and maintenance, maintenance of common areas, heating and property management expenses.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council

Rateable Value: £7,300 (Office and Premises). Small Business Rate Relief may be available.

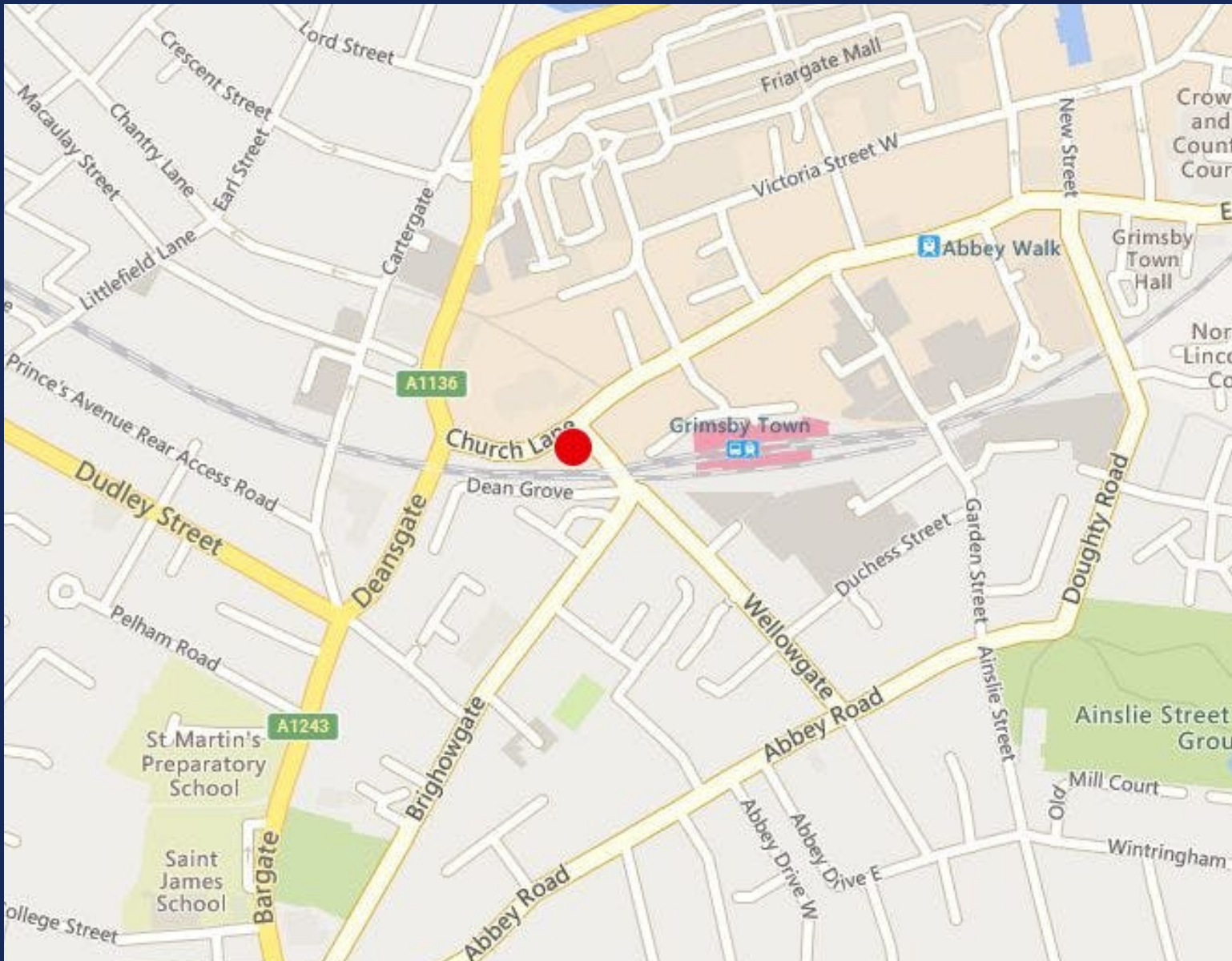
EPC: The property has been assessed and has a n EPC rating of D.

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

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

Legal Costs: Each party will be responsible for their own legal costs incurred.



Viewings

Viewings and Further Information:

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

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**Sanderson
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