TO LET
FOR SALE

SELF CONTAINED OFFICES WITHIN MODERN BUSINESS PARK

- End of terrace two storey office space
- Established business park location
- High quality, open plan layout
- 7 car parking spaces



Unit 6 Hewitts Business Park,
Humberston, Grimsby, DN36 4TQ

Sanderson Weatherall PPH

Location

Hewitts Business Park is situated on Blossom Avenue with access being gained via Altyre Way. This is a modern business park environment with access from the Hewitts Circus roundabout junction. Humberston is a popular and desirable residential village located on the outskirts of Grimsby and Cleethorpes. This is the only business park to the south of Grimsby town centre and benefits from being in close proximity to a number of affluent villages. The property is adjacent to Hewitts Retail Park which incudes a Tesco Extra and Pets at Home. There are also a number of car dealerships including Audi, Volvo, Mazda, Nissan, Hyundai, Mitsubishi and Vauxhall in the immediate vicinity.

Access to the A16, A46 and M18 is quick and convenient. There is access to public transport with a number of bus routes serving area. North East Lincolnshire has a strong employment base including food, engineering, renewables, ports and logistics.

Description

Hewitts Business Park comprises 7 self contained two storey offices constructed around a central courtyard. The offices have been finished to a high standard and are set within pleasant landscaped grounds and car parking area. Unit 6 provides an end terraced self contained office building. There is an imposing entrance and inner hallway. Each floor has their own toilet facilities which have been finished off to a high standard. Once inside the office is of an open plan design and benefits from T station / kitchen on each floor, suspended ceilings, gas fired central heating, perimeter trunking and energy saving lighting. The first floor space includes some individual offices. The offices are DDA compliant and have a fitted security alarm.



Accommodation

Ground floor	122.94 sq m	1,323 sq ft
First floor	124.42 sq m	1,284 sq ft
Total	**247.36 sq m**	**2,662 sq ft**



Terms

The offices are available by way of a new full repairing and insuring lease at a rent of £27,000 pa exclusive. The length of lease by negotiation subject to a minimum term of three years. The offices can be rented on a floor by floor basis if required. Alternatively the whole building can be purchased on a 999 year leasehold basis on a peppercorn rent at £295,000. There is a service charge in respect of general estate management.

Additional Information

Local Authority: North East Lincolnshire Council

Rateable Value: £25,500

EPC: The property has an Energy Performance asset rating B.

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

VAT: All figures quoted are exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

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

Money Laundering: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

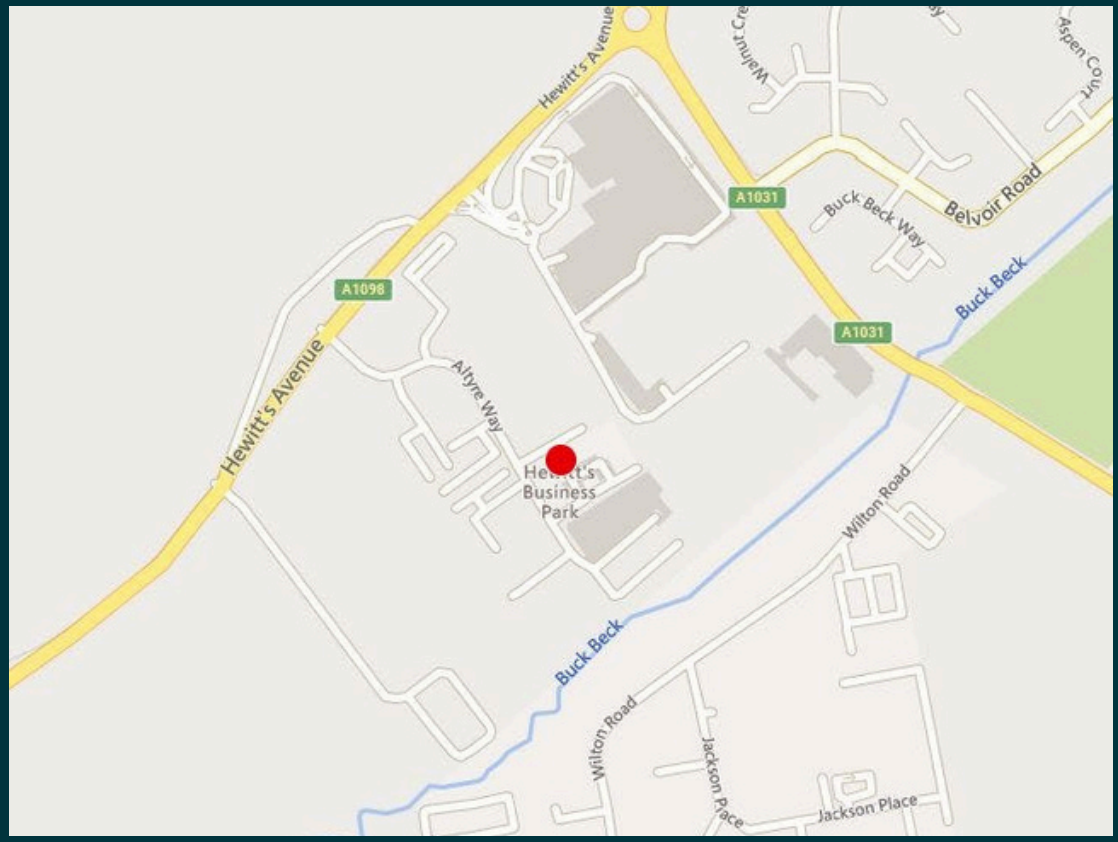
Viewings

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

Duncan Willey
01472 267513
07710 344602
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Carl Bradley
01482 645522
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Please scan the QR code below for a virtual tour.



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