



TO LET

PROMINENT TWO STOREY OFFICE PREMISES

Ladysmith Road, Grimsby, DN32 9SH



Sanderson
Weatherall





Location

The offices are situated on the west side of Ladysmith Road close to the junction with Granville Street and form part of the Would Industrial Estate. This is a mixed used area with nearby occupiers including Crown Paints, Amazing Glazing and Abbey Laundry. There is a new housing development on the opposite corner of Granville Street and there is a care home further along Ladysmith Road. There are a variety of small light industrial occupiers nearby along with traditional terraced housing. Ladysmith Road is just over one mile to the south east of Grimsby town centre.

Description

The property comprises a predominately two storey office building dating from the 1960's and of traditional brick construction under a flat roof. The premises comprise office space with ancillary toilets, kitchen and storage. The offices provide mainly individual rooms with a larger meeting room / board room. Some of the offices at first floor have non structural partition walls and could be opened up to make a larger open plan work area if required. The offices would benefit from some modernisation and the landlord is willing to agree a suitable discounted initial rent subject to an approved schedule of works with the tenant.

Four car parking spaces on the front forecourt will be demised to the tenant. There is a small rear yard area which is used in common with two neighbouring tenants.

Accommodation

The offices have been measured and the floor area on a net internal area basis is 296.17 sq m (3,188 sq ft)

Key Points

- Busy main road location close to junction with Granville Street
- Providing mainly individual offices
- Car parking

Terms

The property is available on a new lease FRI lease (subject to a schedule of condition) at a rent of £12,000 per annum exclusive. The length of lease by negotiation. Flexible lease terms will be considered.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council

Rateable Value: £10,250 (Offices and premises). Small Business Rate Relief may be available.

EPC: D (99).

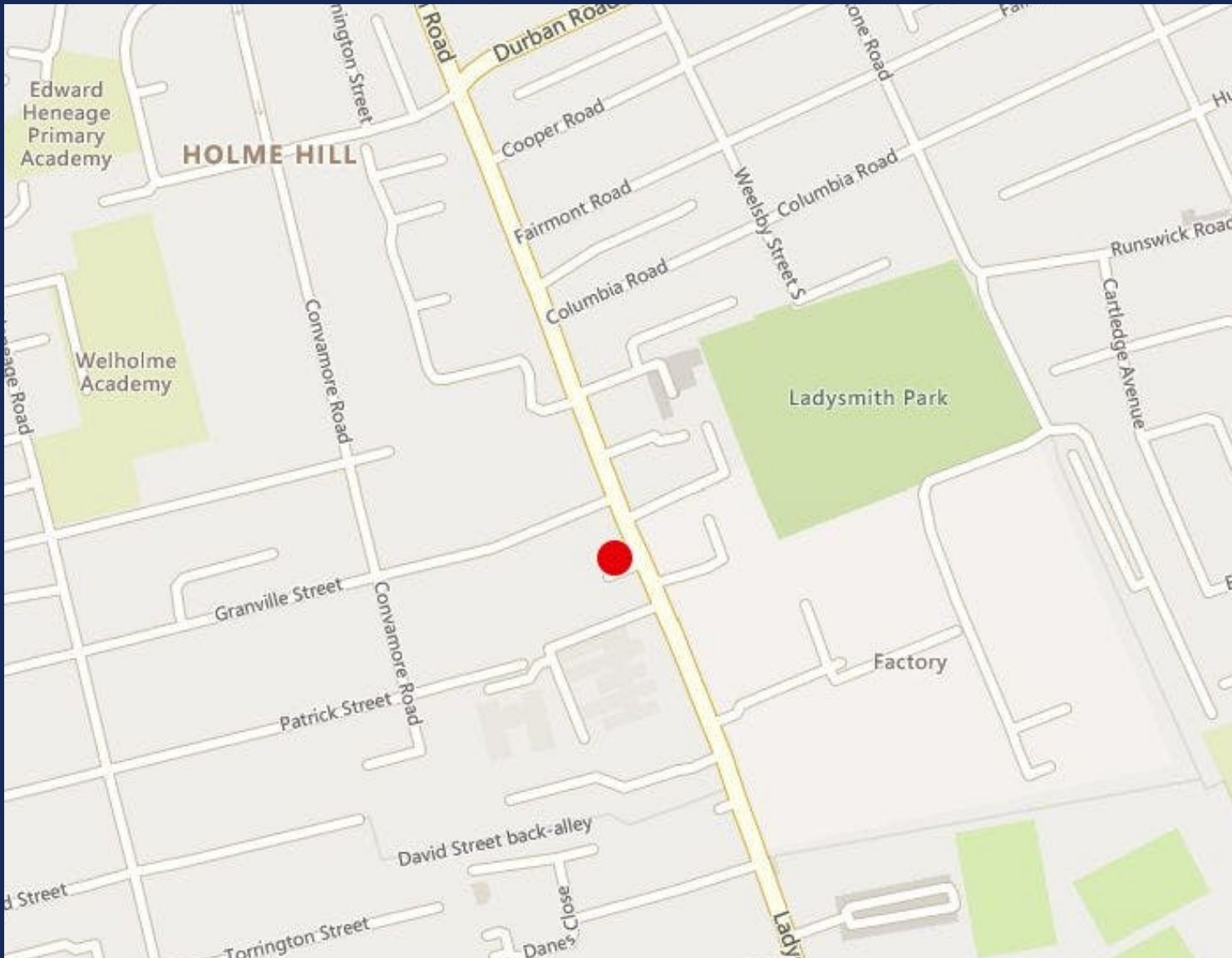
Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is 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:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - 2025.



Sanderson
Weatherall

