



Heritage House, Fishermans Wharf, Grimsby DN31 1SY

TO LET

SECOND FLOOR OFFICE SPACE

**5,089 Sq Ft
(473 Sq M)**

Heritage House, Fishermans Wharf, Grimsby DN31 1SY

DESCRIPTION

Open plan office accommodation comprising the second floor of a substantial, detached, relatively modern landmark office building with 14 allocated on-site car park spaces. The building provide good quality open plan office accommodation over three floors (ground and first floors currently occupied) with a central core of lobby, stairs, lift, male, female and disabled WCs and cleaner's cupboards on each floor.

- ✓ High quality landmark office building
- ✓ Close to town centre
- ✓ Entire second floor available
- ✓ 14 allocated car parking spaces
- ✓ Incentives available subject to lease term / covenant
- ✓ EPC Rating: D88



LOCATION

Heritage House is situated in a convenient location adjacent to the National Fishing Heritage Centre, Alexandra Dock Business Centre, a Sainsbury's Supermarket and a short walk across Frederick Ward Way to the nearby Freshney Place Shopping Centre (which is the heart of Grimsby town centre). The town's bus and railway stations are a short walk to the south.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	5,089	473

VAT

VAT will be charged on rent and other costs levied by the landlord at the prevailing rate.

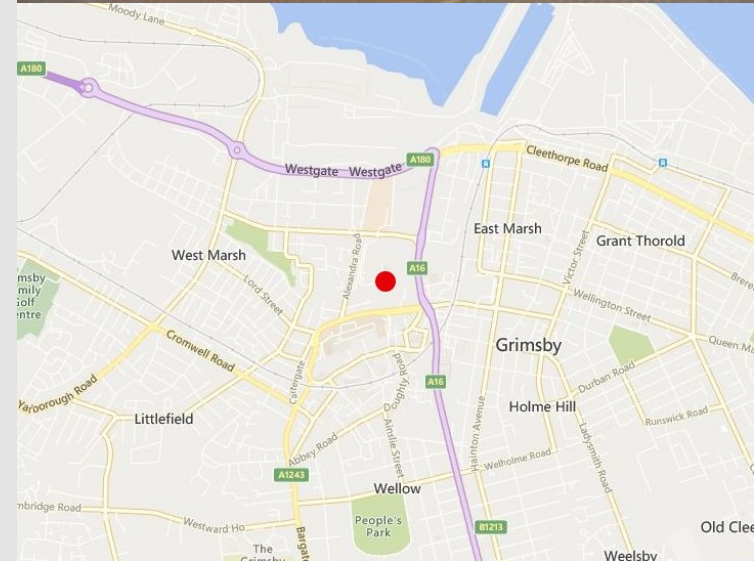
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let upon a new effective FRI lease for a term to be agreed at a guide rent of £39,000 per annum exclusive of service charge, insurance and business rates.

EPC C62.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

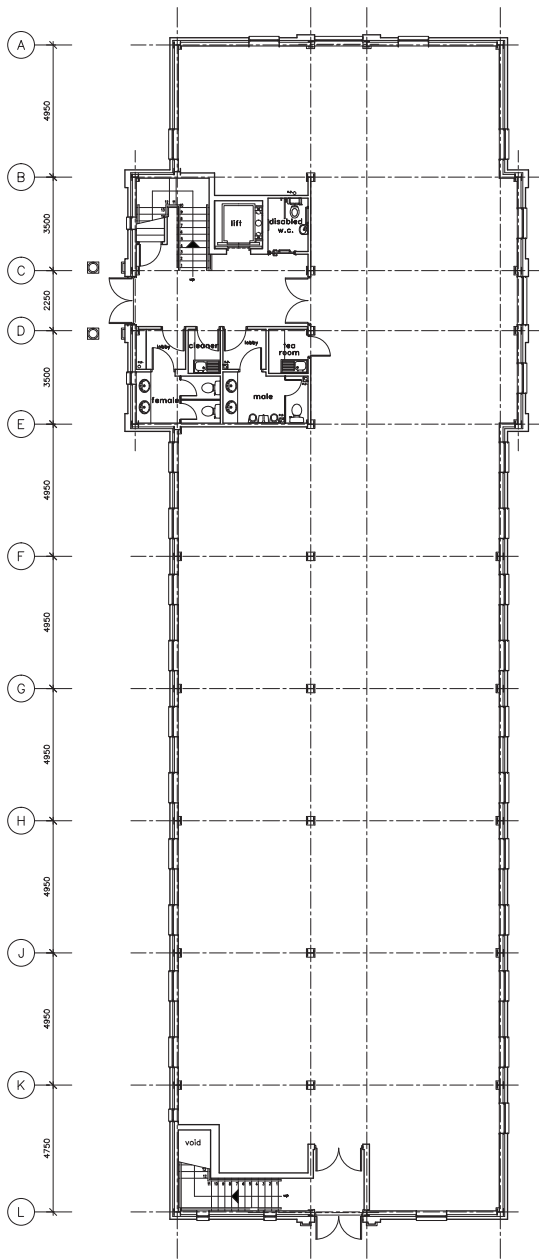
Regulated by RICS 14-Feb-2024

VIEWING & FURTHER INFORMATION

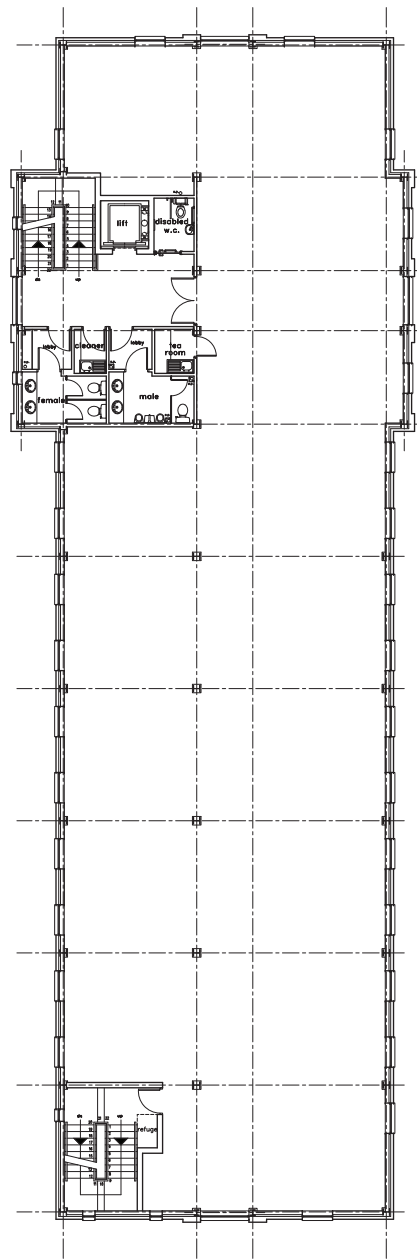
Viewing strictly by prior appointment:



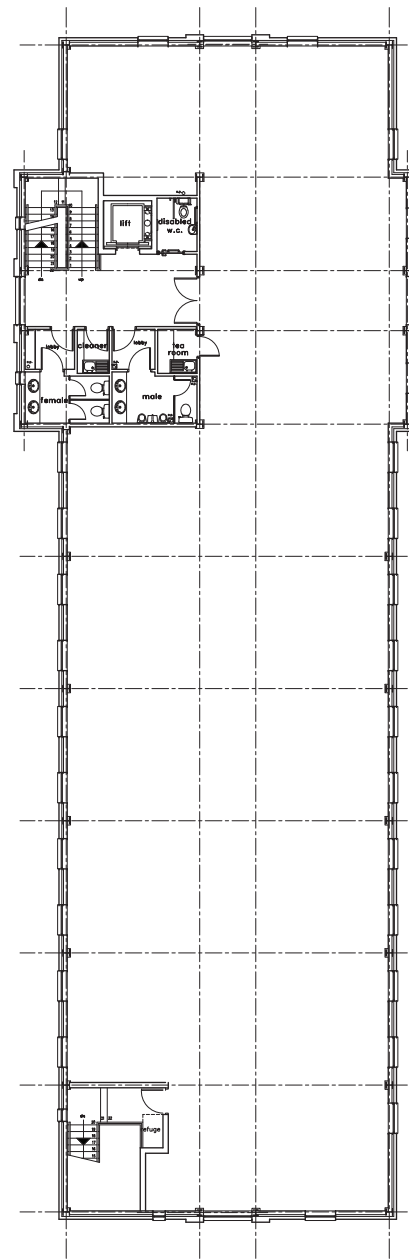
Andrew France
07548 706333
afrance@lsh.co.uk



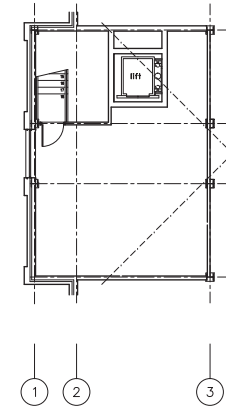
Ground Floor Plan.



First Floor Plan.



Second Floor Plan.



Plant Room.

FINNEGAN <i>design and build</i>			
<small>J. F. Finnegan Ltd. 883 Ecclestone Road, Sheffield S11 8TJ Telephone 0742 686011 Fax 0742 685838</small>			
D	Gas meter location at Ground Floor beneath Escape Stair omitted (now in external housing); all Tea Room doors made to open out.	R. Atkinson	24 Dec. '93.
C	Wheelchair "refuge" added to 2ndry; stair landings of 1st. & 2nd. floors; access door added to space under 2ndry. stair at ground floor.	R. Atkinson	22 June '93.
B	Lift shaft construction amended to suit 'Olis' installation.	R. Atkinson	26 Feb. '93.
A	Tea Room in core area increased in size & juxtaposed with Male Toilet Lobby; door opening directly from Office area. 2nd. floor columns removed, line 3, F to K inclusive, columns added (all floors) at inters. 2B & 2C. West gable column line 2A removed.	R. Atkinson	16 Dec. '92.
Project			
Proposed Offices Alexandra Dock Grimsby.			
Subject			
Floor Plans.			
ROOKER STRINGER + JONES Architects			
<small>The Old School, Stainton Middlesbrough, Cleveland TS8 9AZ (0642)593553</small>			
<small>Scale</small>	1:100	<small>Contract</small>	5569
<small>Date</small>	15/10/92	<small>Dwg. No.</small>	01D
<small>Drawn</small>	RA	<small>Rev.</small>	