

TO LET

**FIRST FLOOR (FRONT), THE OLD CONGREGATIONAL CHAPEL
WRABY STREET, BRIGG, DN20 8JJ**



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First floor offices within impressive landmark building

Extending to 109.9 sq m (1,183 sq ft)

Providing individual offices, open plan work areas and boardroom

Large public car park close by

Available on new lease: £9,000 pa exclusive

LOCATION

The available offices form part of an impressive landmark building situated within the heart of the market town of Brigg. Access to the property is gained via Chapel Court which is a mixed use office and retail development with pedestrian links through to Wrawby Street.

There is a large public car park close by which is accessed from Old Courts Road. Short stay parking is free of charge.

Brigg is a popular North Lincolnshire market town with the main commercial area being centred around Wrawby Street and Market Place. Other nearby occupiers include Boots and Boyes. Brigg sits alongside the A18 and offers easy access to the neighbouring town of Scunthorpe and also to the M180 / A180 / A15 at Barnetby Top. The town has a population of just over 5,000 people with a wider, mainly rural, catchment area.

DESCRIPTION

The offices are situated within a former chapel which was converted in the late 1980's to provide high quality retail and office accommodation. The available offices are situated at first floor at the front of the building (Wrawby Street elevation). There is a shared ground floor entrance lobby, accessed from Chapel Court, with staircase leading to the first floor. The offices provide two open plan work areas, two private offices and a boardroom and casual meeting area. There is a small store cupboard with fitted shelving. The offices are finished with suspended ceilings, LED lighting, and gas fired central heating.

There is a large kitchen and separate male and female WCs which are shared with the other occupiers in the building.



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ACCOMMODATION

The offices have a net internal area of 109.9 sq m (1,183 sq ft)

ADDITIONAL INFORMATION

Terms: The offices are available by way of a new lease on an internal repairing and insuring basis plus a service charge to cover a contribution towards external painting and the general upkeep of the Chapel Court area. The rent is £9,000 per annum and the service charge is currently estimated at £350 per annum. Buildings insurance is recharged separately.

Local Authority: North Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Office and Premises with a Rateable Value of £5,100. Small business rates may be applicable.

EPC: TBC

Services: All mains services are connected to the property. The landlord supplies the utilities to the tenants and recharges a fair proportion of the total cost to each individual tenant.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

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

VIEWING AND FURTHER INFORMATION

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