



TO LET

LADYSMITH ROAD, GRIMSBY, DN32 9SH

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Prominent two storey office premises

**Busy main road location close to junction with
Granville Street**

Providing mainly individual offices

Car parking

New lease: £12,000 pa - incentives available

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 a 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

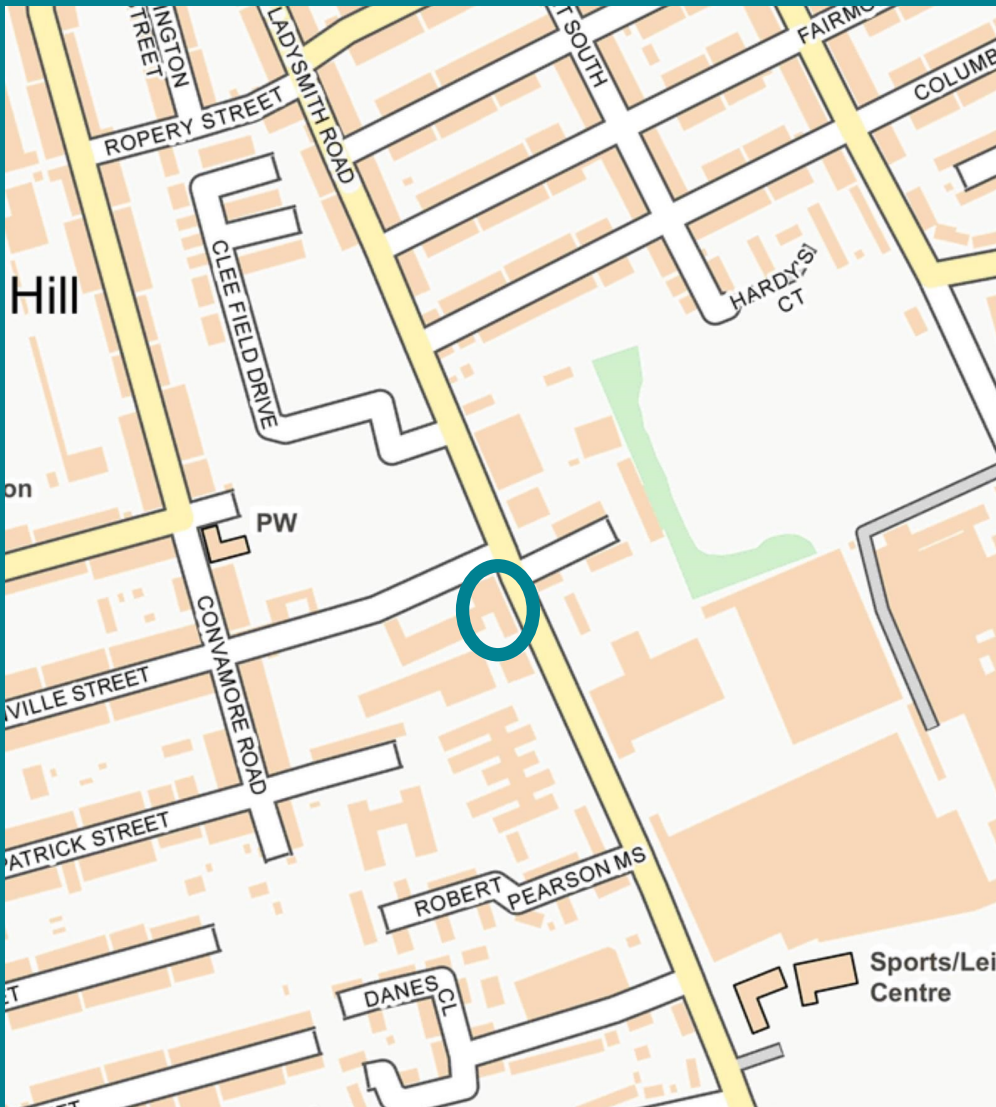
The property comprises a predominately two storey office building dating from the 1960's and of traditional brick construction under a flat roof. The premises comprise office space with ancillary toilets, kitchen and storage. The offices provide mainly individual rooms with a larger meeting room / board 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)





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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.

VIEWING AND FURTHER INFORMATION

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