

TO LET

SECOND FLOOR, 27 OSBORNE STREET, GRIMSBY, DN31 1EY



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Prominent second floor office premises in the centre of town

From 178.6 sq m (1,922 sq ft) to 420.6 sq m (4,538 sq ft)

Potential for open plan accommodation

Adjacent to multi-storey car park

Rent from £5 / sq ft pa exclusive

LOCATION

The offices are situated within a property occupying a prominent position fronting Osborne Street on the corner of Abbey Walk in the centre of Grimsby close to the Town Hall, Municipal Offices and library and in close proximity to the prime retail pitch of Victoria Street and the Freshney Place shopping centre. The offices benefit from being adjacent to a multi-storey car park and short stay street parking. The property is close to a number of local bus routes and a short walk from the railway station. Other occupiers in the building include BG Solicitors and Age UK. Other nearby occupiers include North East Lincolnshire Council, DDM and Martin Maslin Estate Agents

DESCRIPTION

The available space is situated at second floor and is accessed via a shared entrance lobby with lift access. The offices provide two separate suites each providing a mix of open plan work areas and individual private offices. The suites can be let individually or combined to provide a single larger suite.

There is potential for the internal partitions to be removed to provide open plan work space.

The offices are carpeted and have suspended ceilings. Heating is provided by way of a wall-mounted radiator system from a central boiler.

ACCOMMODATION

The property has been measured on a net internal basis.

Front office suite	242.0 sq m	(2,616 sq ft)
Rear office suite:	178.6 sq m	(1,922 sq ft)
Total	420.6 sq m	(4,538 sq ft)

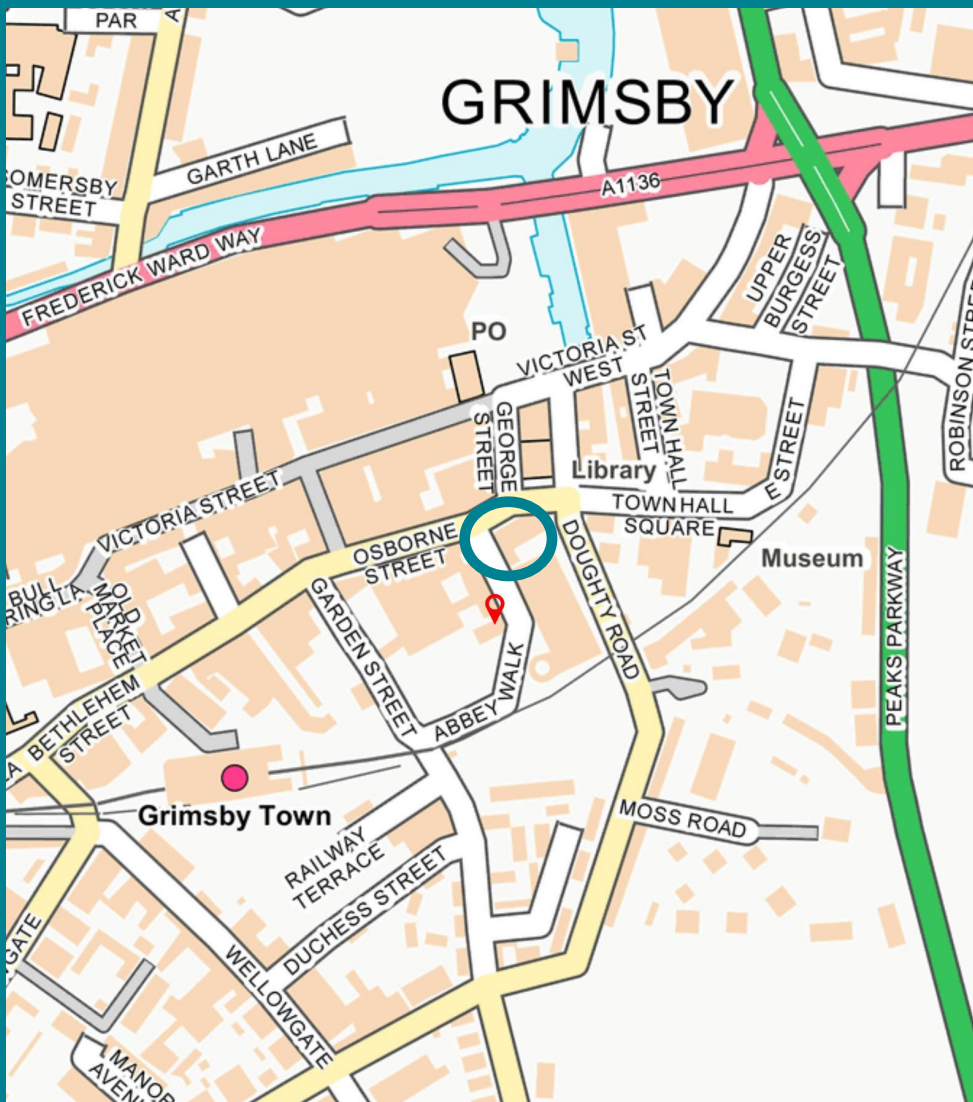


Second Floor Plan

Not to Scale

For identification purposes only





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TERMS

The offices are available by way of a new lease with rents from £5/sq ft pa. Length of lease by negotiation. Leases will be on an internal repairing basis plus a service charge, currently estimated at £3/sq ft pa, in respect of external repairs and maintenance, maintenance of common parts, buildings insurance and gas.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: Front £10,250. Rear £8,000 (wef 01/04/23).

EPC: Front D. Rear E.

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

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not 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.

VIEWING AND FURTHER INFORMATION

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