



Lovelle Bacons
Chartered Surveyors

COMMERCIAL

**THIRD FLOOR, HAMPTON HOUSE,
CHURCH LANE, GRIMSBY, DN31 1JR**



TO LET

NEWLY REFURBISHED OFFICES

**NEWLY REFURBISHED TOWN CENTRE THIRD FLOOR OFFICE
ACCOMMODATION AVAILABLE TO LET AS A SUITE IN
ITS ENTIRETY**

ENTIRE SUITE TOTALS APPROX 869 SQ FT (80.8 SQ M)

CENTRAL BUSINESS LOCATION

01472 353436

[enquiries@lb-charteredsurveyors.co.uk](mailto:enquiries@lb-charteredurveyors.co.uk)

www.lb-charteredsurveyors.co.uk

2nd Floor, Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Lovelle Bacons Chartered Surveyors is a trading name of Lovelle Bacons LLP limited liability partnership registered in England and Wales, registered number OC373956. A list of members of the LLP, together with a list of those non-members who are designated as partners, is open to inspection at the registered office: 2nd Floor, Hampton House, Church Lane, Great Grimsby, DN31 1JR. Regulated by RICS.



Location

The offices are situated on Church Lane, Grimsby leading from Bethlehem Street, being the main vehicular route through the town centre. Located on the third floor of a busy, professional business occupied building within the heart of the town centre. The area is of mixed use with retailers, professional occupiers, eateries as well as the newly built national hotel chain (Holiday Inn).

Description

The newly refurbished office suite has been fitted to an extremely high standard throughout and is configured with a shared ground floor entrance, comprising three separate offices and a newly fitted kitchen/staff area that would lend itself to open plan work space with staff WC's. The suite benefits from fluorescent tube strip lighting, carpeting throughout and gas central heating. There are separate WCs facilities serving the office suite on the third floor landing, the accommodation is available either as the entire office suite or on a room by room basis.

Accommodation**Ground Floor**

Entrance with stairs to second floor landing

Third Floor**GIA**

Office x three & open plan kitchen/staff area

Approx - 869 sq ft (80.8 sq m)

WCs to the third floor landing

Separate office's between

Approx - 112/133 sq ft - (10.4/11.4 sq m)

Terms

The offices are available as a suite at an annual rent of £5,500 Per Annum exclusive. Plus Service charge (amount be confirmed).

Rateable Value

We are verbally advised by East Lindsey Council that the Rateable Value is £8,500 under the current assessment. Interested parties are advised to confirm this with the Local Authority. Rateable Values can change and the rates payable can vary due to changes in transitional relief.

Viewing/Further Information

Strictly through sole agents, Lovelle Bacons Chartered Surveyors

Lovelle Bacons Chartered Surveyors

Tel: 01472 353436

E-mail: l.croft@lovelle-property.co.uk

Legal Costs

The ingoing tenant will cover landlord's reasonable legal costs.

EPC

To be confirmed





For further information contact:

**Viewing strictly through Lucy Croft on behalf of
the sole Agent Lovelle Bacons Chartered Surveyors**

Telephone: 01472 353436 Ext 302 /07423 437186

Email: l.croft@lb-charteredurveyors.co.uk

SUBJECT TO CONTRACT

Whilst every endeavour has been made to ensure the accuracy of these particulars, no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchases are advised to satisfy themselves as to the accuracy of all such statements. Plan/s for identification purposes only. These particulars are given on the express understanding that all negotiations must be carried out through Lovelle Bacons Chartered Surveyors. VAT Applications are advised that VAT may be charged on the transaction at the appropriate rate