



Certified



Corporation

To Let

Serviced Offices

113 sq ft – 300 sq ft



McCue House

Wilton Road, Humberston, Grimsby

DN36 4AW



**Sanderson
Weatherall**

Key points

- ▶ Fully serviced office space in high quality environment
- ▶ Furnished offices from single person occupancy upwards
- ▶ Superior meeting rooms and break-out space
- ▶ Well located in established commercial location

Description

McCue House provides superior office space within a building that was fully refurbished five years ago. A secure fob entry system leads in to a welcoming reception area which in turn provides access to the individual offices. The office space is complimented by a luxury cafe style lounge / break out area, meeting room and board room. There are tea stations and toilet facilities on each floor.

There is forecourt parking and a larger rear car park.



Location

McCue House is situated on Wilton Road which forms part of the Wilton Road Industrial Estate on the southern outskirts of Grimsby and benefits from easy access to the neighbouring town of Cleethorpes and the outlying villages of New Waltham and Humberston.

There is a limited supply of managed office space to the south of the town centre, but nothing of this quality.

Wilton Road Industrial Estate is home to a variety of occupiers including Screwfix and Howdens. Hewitts Retail Park is a short distance away and is anchored by a Tesco superstore.

The offices are a short walk from a bus route.





Accommodation

The available offices are of a range of sizes starting at 113 sq ft for single occupancy up to larger rooms capable of accommodating up to six people.

Occupiers benefit from:

- 24- hour access
- Phone APP and fob entry
- Utility bills included
- Air conditioning throughout
- Access to The Vault lounge
- CCTC covering communal areas and car park
- Cleaning
- 1GB leased line broadband
- Wi-Fi
- 4 hours of meeting room usage per month, inc video conferencing
- Post collection
- Complimentary tea and coffee
- Receptionist (during normal office hours)

Rateable Value

Each office is separately assessed. Small Business Rate Relief should be applicable.

Tenure & Terms

The owners of McCue House have their own standard tenancy agreement for the offices allowing easy access and flexibility.

Each desk is charged at £300 per calendar month.

We would be pleased to discuss pricing for long term leases and multiple office occupancy.

VAT

All prices expressed are exclusive of VAT. VAT is applicable to this transaction.

EPC

EPC Rating D (84)

Service Charge

The rent is inclusive of all service costs.



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

▶ Carl Bradley
07971 875863
Carl.Bradley@sw.co.uk

▶ Humber Office
01482 645522



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June 2026