

Suite 1a, DBC House,
Grimsby Road, Laceby, DN37 7DP

TO LET

Flexible office suites available on an
'all-inclusive' basis

Within an established Business Park
on the outskirts of Grimsby

Accommodation extends to
c.79.7 sq m (858 sq ft)

Extensive car parking available

Excellent access onto the A46 and
A18, providing direct links to Lincoln,
Peterborough and the national
motorway network (via the A180)

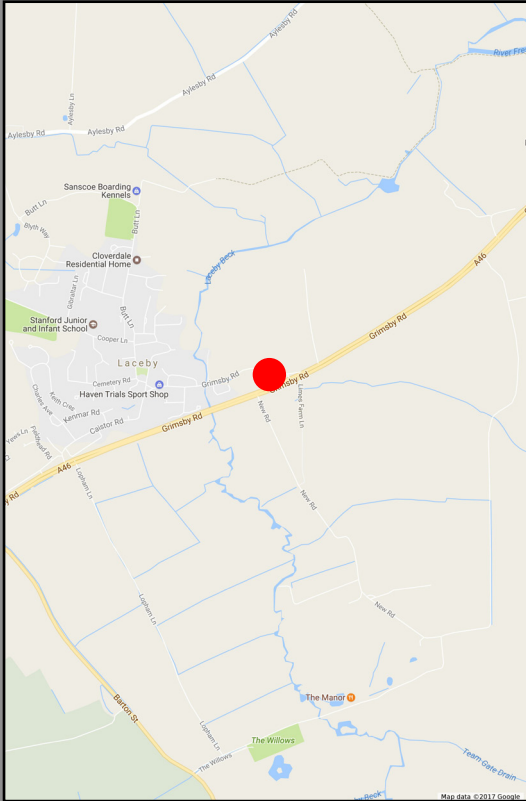
Rent £12,000 p.a.

Scotts
01472 267000



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LOCATION/DESCRIPTION

Laceby Business Park is a popular office location, on the western periphery of Grimsby, immediately adjacent to the A46 dual-carriageway, in close proximity to the junction with the A18. The premises therefore benefit from excellent access into Grimsby, Lincoln, Peterborough, Humberside Airport and the national motorway network (via the A180).

The Park currently comprises five detached office premises, with planning permission being granted for further expansion.

DBC House is the largest of the office premises within the Park, and comprises a number of individual suites over two floors, occupied by a variety of local businesses.

ACCOMMODATION

Suite 1a 79.7 sq m (858 sq ft)

LEASE TERMS

The premises are available To Let for a term of years to be agreed on an 'all-inclusive' basis at a guide rent of £12,000 per annum. This will include buildings insurance, electricity, heating, lighting, water, maintenance of common parts, car parking provision, landscaping and external repairs. The Tenant will therefore be responsible for the payment of their own Business Rates, refuse collection and telecommunications.

RATEABLE VALUE

The Tenant will be responsible for the payment of Business Rates at the property. The premises require reassessing for rating purposes.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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