



**TO LET:**

**01482 645522**

**18 Abbey Walk, Grimsby, North East Lincolnshire,  
DN31 1NB**



Available on new lease: £12,500 per annum.

#### FEATURES

Town centre ground floor offices

Extending to 105.2 sq m (1,132 sq ft)

Providing mainly open plan space plus managers office / meeting room

Three car parking spaces included

#### CONTACT

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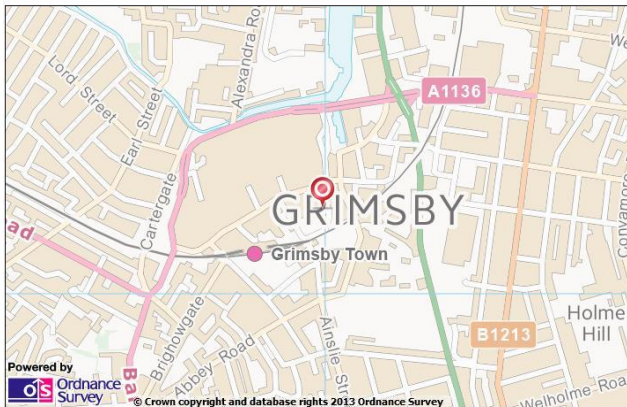


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### DESCRIPTION

The property comprises a ground floor self contained office suite forming part of a larger office property at the end of Holderness Terrace which forms part of Abbey Walk in Grimsby. The offices themselves provide a walk in reception area, open plan office area, managers office / meeting room, staff kitchen, lobby with storage space and male and female toilets. The offices benefit from gas fired central heating, upvc double glazed entrance door and windows with security shutters, suspended ceilings and good quality security shutters. Externally there are three allocated car parking spaces within the car park immediately adjacent to the offices.

### LOCATION



The property is situated in a highly prominent position on Abbey Walk in Grimsby in a location providing good access to the town centre, multi storey car park, municipal buildings and Courts. Other nearby occupiers include DDM, Martin Maslin Estate Agents, Tower Staff Construction, Fortis Therapy and BG Solicitors

As well as having three allocated car parking spaces the proximity of the multi storey car park, railway station and bus station makes the property very accessible for staff and customers / clients.

### TERMS

The property is available on a new lease on internal repairing and insuring terms plus a service charge to cover the landlords expenses in respect of the repair and maintenance of the fabric of the property and common parts. The length of lease to be by negotiation.

### ACCOMMODATION

Net internal area 105.2 sq m (1,132 sq ft)

### OTHER INFORMATION

**Local Authority** - North East Lincolnshire Council

**Rateable Value** - £13,250

**EPC** - The property has an Energy Performance Asset Rating D.

**Services** - All mains services are connected to the property. The agents confirm that the services have not been tested and prospective tenants are advised to check on the adequacy of these services for their purposes.

**VAT** - VAT is applicable to this transaction.

**Commercial Property Leases** – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk).

**Legal Costs** – The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.

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