

TO LET

Lancaster House
Lancaster Approach
North Killingholme Airfield
DN40 3JY



Individual offices available to rent
Situated within modern recently refurbished building
Available on an all inclusive basis
Length of lease by negotiation, minimum term of six months
Please telephone to check availability

01482 645522



www.clarkweightman.co.uk



Location

The offices are situated within Lancaster House on Lancaster Approach on the North Killingholme Airfield Industrial Estate.

This is a rapidly expanding industrial estate off the Immingham to North Killingholme Road, approximately three miles from the A180 motorway link road.

Description

Lancaster House is a modern two storey office building of brick construction under a pitched tile roof and benefiting from a shared entrance lobby, kitchen and toilet facilities, central heating and uPVC double glazed windows.

The offices have a burglar alarm system and there is on-site security at the adjoining warehouse complex.

Car parking is available for the offices, the number of spaces to be agreed.

Accommodation & Rent

Please telephone

Carl Bradley on
01482 645522 to check
availability and pricing

All agreements will be on an all inclusive basis with the exception of telephone/internet charges. Rooms can be let on a furnished or unfurnished basis.

Lease Terms

The length of lease is to be by negotiation, however the lease will be subject to a six month minimum term.

Contact

For further information contact:

Carl Bradley
Clark Weightman
20 The Weir
Hessle
HU13 0RU
e-mail: carlbradley@clarkweightman.co.uk

Local Authority

North Lincolnshire Council.

Business Rates

Business Rates are included within the rental.

Services

All mains services are connected to the property. The agents confirm that the services were not tested at the time of inspection and prospective purchasers are advised to check on the adequacy of these services for their purposes.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs incurred in respect of any new leases granted. Each party will be responsible for their own legal cost incurred in respect of a sale.

Commercial Property Leases

Prospective tenants are advised to take professional advice before entering in to a lease. A copy of the The Code for Leasing Business Premises in England and Wales 2007 can be viewed on line at www.leasingbusinesspremises.co.uk

VAT

All prices expressed in these particulars are exclusive of VAT. The Agent would be pleased to confirm whether or not VAT is applicable to this transaction.

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Tel: 01482 645522 Fax: 01482 626848

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