

Unit 8, Laceby Business Park  
Grimsby Road, Laceby, DN37 7DP

# FOR SALE

Self contained new build two storey  
offices

Within an established Business  
Park on the outskirts of Grimsby

Accommodation extends to 2,259  
sq ft (209.9 sq m)

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)

**Guide Price £285,000**

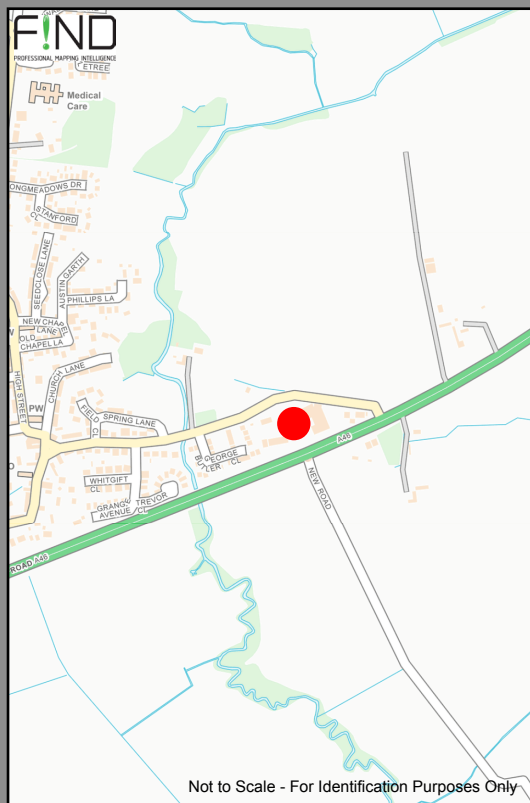
**Scotts**  
01472 267000

Photos of similar buildings



Unit 8, Laceby Business Park  
Grimsby Road, Laceby, DN37 7DP

# FOR SALE



**Scotts**  
01472 267000  
www.scotts-property.co.uk

## LOCATION

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).

## DESCRIPTION

Laceby Business Park currently comprises six 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. The other premises are all occupied on a self contained basis and provide modern open plan offices over two storeys.

## ACCOMMODATION

Net internal area: 2,259 sq ft (209.9 sq m)

## RATEABLE VALUE

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

## DISPOSAL TERMS

The premises are offered To Let for a minimum term of years on a full repairing and insuring basis at a guide rent of £32,500 per annum. The premises are available on a freehold basis at a price of £300,000

**ENERGY PERFORMANCE RATING:** To be assessed once built

## LEGAL COSTS

In the event of a lease the incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable. In the event of a sale then each party will be responsible for their own legal costs and any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact *Lawrence Brown* [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) TEL 01472 267000

**Offices:** Hull 94 Alfred Gelder Street, HU1 2AN    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimsby** 12 Town Hall Street, DN31 1HN    **CS.5762**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.