

**GROUND FLOOR, CARTERGATE HOUSE, CARTERGATE,
GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 1QZ**
**TO LET OFFICE/RETAIL OR POSSIBLE LEISURE ACCOMMODATION OF
442.14 SQ M (4,757 SQ FT) APPROX.**



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LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The property is situated in a prominent, highly visible location to the western edge of Grimsby town centre, adjoining the A1136 (Frederick Ward Way) which is one of the main arterial routes leading into and out of the town to the A180/M180 and A16.

DESCRIPTION

The property comprises a modern landmark building which has recently been completed by North East Lincolnshire Council as part of the town centre regeneration with the upper floors being occupied by Wilkin Chapman LLP.

The property comprises ground floor accommodation which has been completed to a shell specification, having powder coated double glazed doors and windows to three elevations. There are five sets of access doors and therefore it is possible that the accommodation can be split, if required. The accommodation would suit a variety of office, retail, leisure or possible medical uses, subject to any necessary consents.

The property is situated in a convenient location close to the town centre adjoining a large public car park and opposite Grimsby Minster and the St James Hotel.

As part of the town's larger Master Plan Phase 2 of the regeneration project which adjoins Cartergate House is intended for a hotel development in the future.

SUMMARY

- Landmark building located on the edge of the town centre in a highly visible location of 442.14 sq m (4,757 sq ft) approx but capable of sub-division to provide smaller areas, if required.
- Completed to a shell specification ready to receive tenant's fit out.
- Available upon new lease terms.
- On site car parking to be made available. Further details available from the joint agents.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor Accommodation	442.14	4,757

TERMS

The property is available To Let, subject to the following terms and conditions.

RENT

Upon application.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant(s) will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium.

SERVICE CHARGE

The Tenant(s) will be responsible for the payment of a service charge levied in respect of the future repair, maintenance and upkeep to the common parts of the building, including the structure.

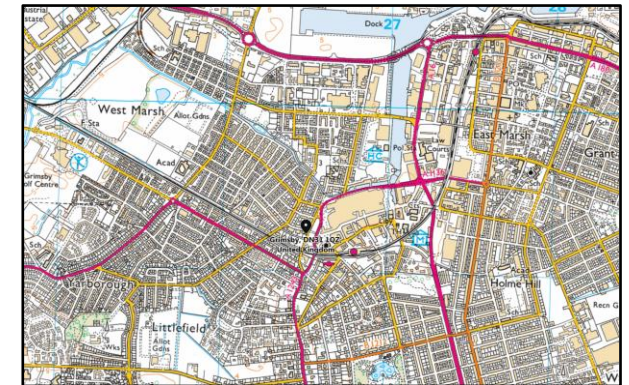
BUSINESS RATES

The Tenant(s) will be responsible for the payment of business rates. It is understood that the property requires to be re-assessed for rating purposes following practical completion.

Interest parties are advised to obtain an estimate from the Local Authority/Valuation Office before proceeding with a transaction.

EPC

TBC



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Date: **February 2020**
File Ref: **13508SO/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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