

FOR SALE /  
TO LET



# HEWITTS BUSINESS PARK

BLOSSOM AVENUE, HUMBERSTON, NORTH EAST LINCOLNSHIRE DN36 4RL

- > 7 new office units with floor areas from approx **246.2 sq m (2,650 sq ft)** and **546.0 sq m (5,877 sq ft)**
- > Prestigious new office development with **car parking**
- > Popular and desirable location with good access to roads, public transport and local amenities



## LOCATION

Humberston is a popular and desirable North East Lincolnshire residential village located approximately 2 miles south west of Cleethorpes town centre and 3.5 miles south of Grimsby town centre via Peaks Parkway (A16).

The area is a sought after residential location and benefits from being within close proximity to a range of local amenities including Hewitts Circus Retail Park, which includes the Tesco Extra Superstore, Pets at Home and Poundstretcher.

Access to the A16, A46, M180 and M18 is both quick and convenient with Altyre Way being directly off the A1098. In addition there is a regular bus service providing a number of routes throughout the area.



# DESCRIPTION

Hewitts Business Park comprises 7, self-contained, two storey office buildings, constructed around a central courtyard. The offices have been finished to a high standard, and are set within pleasant landscaped grounds, each with their own private access. Each unit also has the benefit of a bicycle store.

The offices comprise open plan accommodation with ancillary storage, kitchen and WC facilities, providing carpet flooring, a gas fired wet flow central heating system, double glazed windows and suspended ceilings with inset lighting. The offices are fully DDA compliant, and a lift could be installed if required.

# ACCOMMODATION

Unit No.	sq m	sq ft	Rateable Value
Unit 1	250.4	2,965	£29,250
Unit 2	251.8	2,710	£29,250
Unit 3	251.6	2,708	£29,250
Unit 4	246.2	2,650	£28,750
Unit 5	246.3	2,651	£28,750
Unit 7	546.0	5,877	£63,000

Measured on an IPMS-3 Office basis

Site plan



## TERMS

The accommodation is available either for sale by means of a long-leasehold agreement for a suggested term of 125 years at a peppercorn rent, or to let for a term of years to be agreed on a FRI basis. A service charge has been established to cover matters such as the landscaping, maintenance, lighting of communal areas. Consideration will be given to letting on a floor-by-floor basis if required.

## VAT

The development has been elected for VAT and therefore VAT will be charged upon all rent and sale prices at the appropriate rate.

## FURTHER INFORMATION



For further information and viewing

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DESIGN BY WE ARE IMPRESSION

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 1 -	A 25
Unit 2 -	A 25
Unit 3 -	B 27
Unit 4 -	B 28
Unit 5 -	B 27
Unit 7 -	A 22

