



Unit 5, Acorn Business Park, Moss Road, Grimsby, North East Lincolnshire, DN32 0LT

Offices For Sale/To Let from 202.15 sq m (2,176 sq ft) to 413.33 sq m (4,449 sq ft) approx.



Summary

- Modern detached two storey office premises offering suites from 202.15 sqm (2,176 sqft) to 413.31 sq m (4,449 sq ft) approx.
- Excellent specification including gas central heating, suspended ceilings incorporating fitting lighting and double glazing. Would suit a variety of business uses.
- Available for immediate occupation.
- Popular landscaped office location to the edge of Grimsby town centre with good road access to the A15 and A180.
- On site car parking for 21 vehicles in total.

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 forms part of the popular and well-established Acorn Business Park, which is situated conveniently within walking distance to Grimsby town centre and is immediately adjacent to the Recreation Park, thus giving it a parkland setting.

The Acorn Business Park is situated to the south of Grimsby town centre and benefits from good road access to the A15 and A180, which in turn connects to the motorway via the M180.

Description

The property property comprises a detached modern two storey office building being of cavity brick/blockwork construction surmounted by a pitched tiled roof.

Internally, the property has been sub-divided over the two floors to provide a range of private and general offices, together with kitchen, ladies/disabled and gents WC facilities are also provided.

The accommodation benefits from suspended ceilings incorporating fitted lighting, three compartment perimeter trunking, double glazed windows, gas central heating to radiators. The property also benefits from fitted fire and security alarms.

Externally, the property benefits from 21 designated car parking spaces and is set within a pleasant landscaped business park environment having the benefit of fully fenced secure boundaries around the Acorn Business Park itself.

Accommodation

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

	Sq m	Sq ft
GROUND FLOOR		
Entrance, Offices & Kitchen	211.16	2,273
WCs	-	-
FIRST FLOOR		
Offices & Kitchen	202.15	2,176
WCs	-	-
TOTAL ACCOMMODATION	413.31	4,449

Terms

The property is available For Sale or To Let, subject to the following terms and conditions. Consideration will also be given to lettings on a floor by floor basis.

For Sale Price

£350,000 plus VAT (if applicable), subject to contract.

Tenure

We are advised that the premises are held by way of a 999 year ground lease from August 1989, being subject to a fixed peppercorn ground rent of £1 per annum. Vacant possession will be provided upon completion.

To Let Rent

From £21,000 to £40,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance.

Lease Term

By negotiation.

Service Charge

The Purchaser/Tenant will be responsible to contribute towards the Estate Service charge levied in respect of the future repair, maintenance and upkeep to the common parts of Acorn Business Park.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium. If the property is let as two separate suites then there tenants will be responsible for internal repairs and there will be a building service charge applied to undertake the repairs, maintenance and upkeep to the common parts of the building.

Business Rates

The Purchaser/Tenant will be responsible for the payment of business rates. We are advised by the Local Authority, being North East Lincolnshire Council that the premises currently attract two separate 2017 rateable values being as follows:

Ground Floor (Office and Premises) RV £25,500

First Floor (Office and Premises) RV £25,500

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable values are under appeal.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC

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