

TO LET



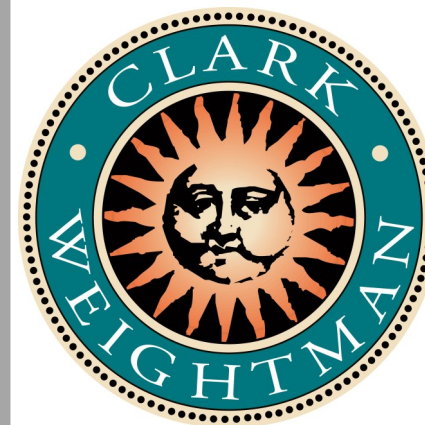
19 Chantry Lane, Grimsby, DN3 1 2LP

- Approx 110.3 sq m (1,187 sq ft) offices
- Town centre location
- Close to new Cartergate development
- 4 car parking spaces to rear

Available on new lease: £8,000 per annum exclusive

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COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION

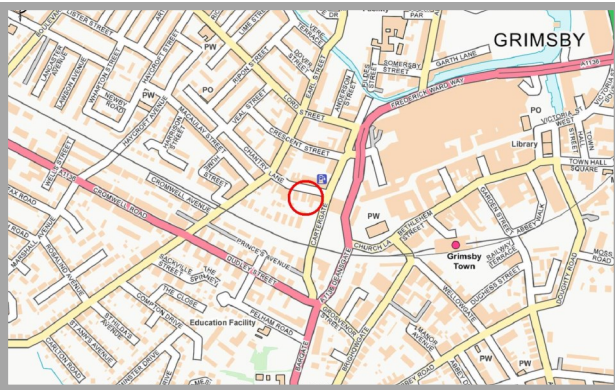


LOCATION

The property is located on the west side of Chantry Lane adjacent to Sentiments and close to the junction with Cartergate. Chantry Lane is a mixed use area with commercial uses on the west side and primarily residential use on the east side. Rear access to the property and car park area is gained via the Queens Parade rear access road.

The property is close to the new town centre Cartergate redevelopment area which is home to Wilkin Chapman solicitors. There is good access to the town centre with the railway station being within a relatively short distance and there is also good access to bus routes and public car parks. The Freshney Place shopping centre is close by. Chantry Lane can be accessed via either Cartergate or Littlefield Lane by car.

Grimsby is the administrative centre and main town within North East Lincolnshire and has a resident population of approximately 90,000 with a wider catchment area. Key industries are centred around the Humber ports, petro-chemicals, food and renewables.



DESCRIPTION

The property comprises a semi detached two storey office building, aged approximately 100 years.

The building is of traditional brick construction, which is part rendered, and has a pitched replacement concrete tile roof. The property benefits from a mixture of timber sliding sash, timber casement and upvc replacement windows. Some of the windows benefit from electric security shutters whilst other have security bars.

Internally the offices have been recently redecorated and provide a large front multi-person office at ground floor together with a smaller middle office leading to a disabled / gents WC and shower room. To the first floor there are two further multi-person offices together with kitchen and WC. The property benefits from security and fire alarms and has perimeter trunking to the offices. There are suspended ceilings and a gas fired central heating system.

Externally there is pedestrian access from Chantry Lane. To the rear of the property there is a fenced and gated car park offering secure parking for four cars.

ACCOMMODATION

The accommodation is arranged over ground and first floors and has been measured on a net internal basis. The approximate floor area is:-

110.3 sq m
(1,187 sq ft)

TERMS

The property is available by way of a new lease on a FR&I basis at a rent of £8,000 pa excl. The length of lease by negotiation but subject to a minimum term of three years.

OTHER INFORMATION

Local Authority: North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

Rateable Value: £9,100

EPC: The property has an Energy Performance Asset Rating D

Services: All mains services are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the code which can be read at www.leasingbusinesspremises.co.uk

Legal Costs: The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



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