

# TO LET



**16 Abbey Walk, Grimsby, DN31 1NB**

- First floor town centre offices
- 2 individual offices plus kitchen
- NIA 45.8 sq m (493 sq ft)
- Includes 1 parking space

**Available on new lease: £5,200 per annum exclusive**

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**COMMERCIAL  
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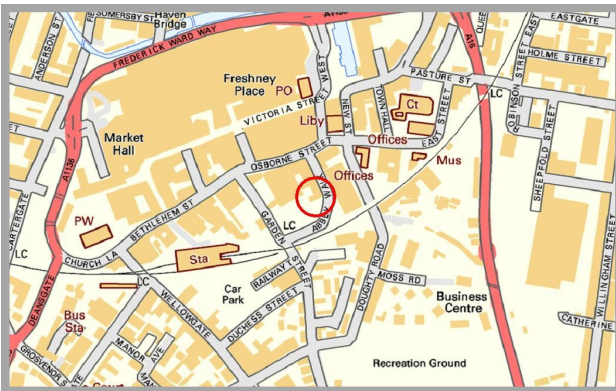


## LOCATION

The offices form part of a larger property situated at the end of a terrace of similar offices on Abbey Walk in Grimsby's town centre. Other occupiers in the immediate vicinity include Tower Staff Construction, Fortis Therapy, DDM, Martin Maslin Estate Agents and BG Solicitors. The property is close to the administrative hub for North East Lincolnshire including the Town Hall, Municipal Offices and Courts.

The offices are accessible to the main shopping areas of Victoria Street and Freshney Place and are close to bus routes, railway station and multi-storey and surface level parking.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population including the neighbouring town of Cleethorpes and numerous outlying villages. The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.



## DESCRIPTION

The property comprises a first floor self contained office suite forming part of a larger office property at the end of Holderness Terrace which forms part of Abbey Walk.

This element of the property is two storey and is of traditional brick construction under a pitched tile roof. There is a upvc framed double glazed entrance door, with electric security shutter, the remaining windows being timber framed.

The offices themselves provide a ground floor entrance lobby and staircase leading to a half landing with kitchen, male and female WCs off. The main landing and reception area leads to two individual offices. The offices benefit from gas fired central heating.

Externally the offices have an allocated car parking space. Further car parking may be available by way of separate negotiation. Signage opportunities exist on the building subject to the landlords consent and any necessary permissions being obtained.

The landlord will re-decorate the offices and lay new floor carpets / floor coverings prior to a new tenant moving in.

## TERMS

The property is available on a new lease on internal repairing and insuring terms plus a service charge to cover the landlords expenses in respect of the repair and maintenance of the fabric of the property and common parts. The length of lease to be by negotiation.

The rent is £5,200 per annum exclusive.

## ACCOMMODATION

The net internal area is:-

45.8 sq m (493 sq ft)

## OTHER INFORMATION

**Local Authority:** North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email [enquiries@investnel.co.uk](mailto:enquiries@investnel.co.uk).

**Rateable Value:** £4,050

**EPC:** TBC

**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. 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](http://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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