

Suite 3, DBC House,
Grimsby Road, Laceby, DN37 7DP

TO LET

Flexible office suites available on an
'all-inclusive' basis

Within an established Business Park
on the outskirts of Grimsby

Extends to approximately
24.4 sq m (263 sq ft)

Car parking available

Excellent access onto the A46 and
A18, providing direct links to Lincoln,
Peterborough and the national
motorway network (via the A180)

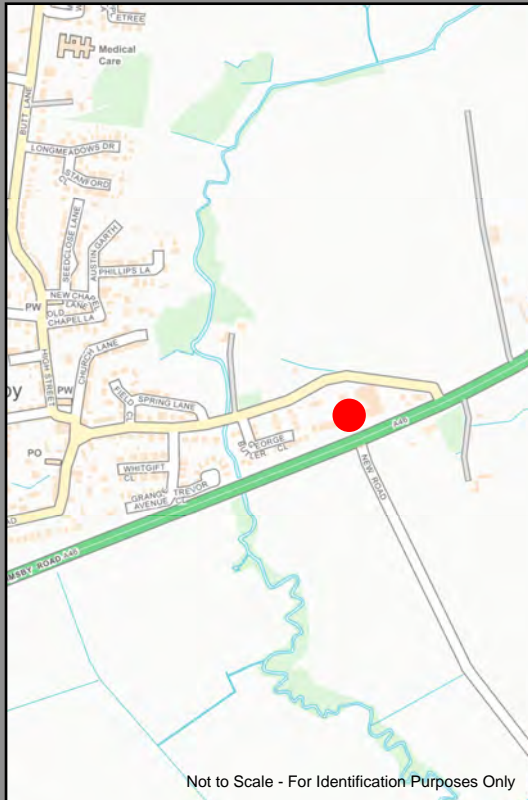
Guide Rent £5,200 p.a.

Scotts
01472 267000



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LOCATION / DESCRIPTION

Laceby is situated approximately 4 miles southwest of Grimsby town centre while the A46 Laceby bypass is adjacent to the southern boundary of the village. Laceby Business park is a popular office location, immediately adjacent to the A46 dual carriageway, in close proximity to the junction with the A18. The premises therefore benefits from excellent access to Grimsby, Lincoln, Peterborough, Humberside Airport and the national motorway network (via the A180).

The park currently comprises six detached office premises, with planning permission being granted for further expansion of another 3 self-contained office premises.

DBC House is the largest of the office premises within the Park and comprises a number of individual suites over two floors, occupied by a variety of local businesses.

ACCOMMODATION

Suite 3 24.4 sq m (263 sq ft)

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £3,800 (Source VOA website), although the premises will require reassessment should a change of use take place, the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

The premises are available To Let for a term of years to be agreed on an 'all-inclusive' basis at a guide rent of £5,200 per annum. This will include building insurance, electricity, heating, lighting, water, maintenance of common parts, car parking provision, landscaping and external repairs. The Tenant will therefore be responsible for the payment of their own Business Rates, refuse collection and telecommunications.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

The incoming Tenant will be responsible for all parties reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

VAT

The property is elected for VAT and therefore VAT will be charged on the rent and other chargeable supplies

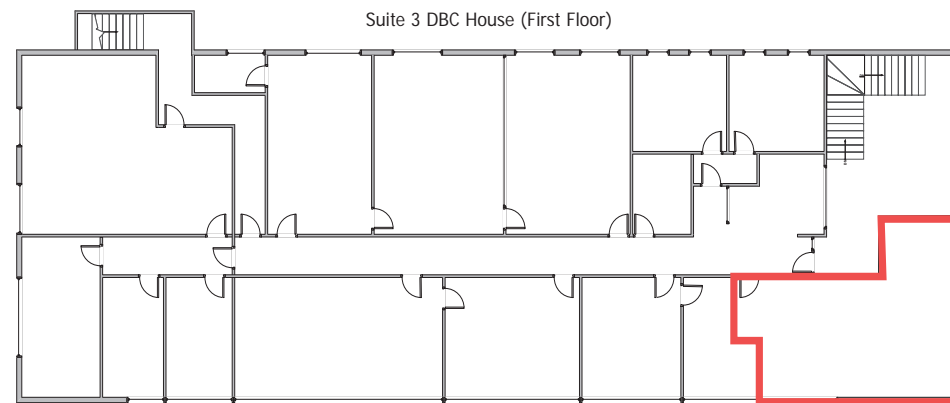
FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown - 07710 312712

lawrence@scotts-property.co.uk

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