Suite 4, Olympia Building,
Saxon Court, Appian Way
Grimsby, DN31 2UJ

TO LET

First-floor office suite situated within the popular Europa Park.

Extending to approximately 198.1 sq m (2,132 sq ft).

Private WC facilities.

Allocated parking.

Guide Rent:
£18,250 per annum

Scotts
01472 267000



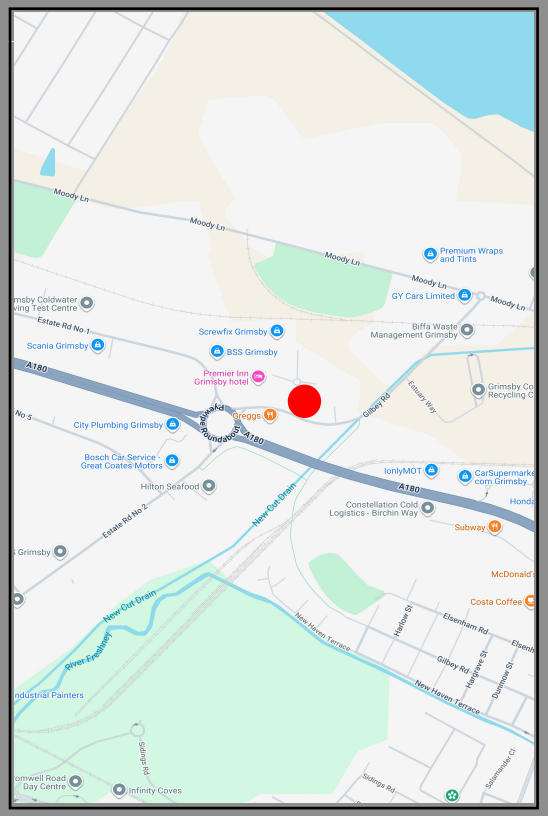






Suite 4, Olympia Building, Saxon Court, Appian Way Grimsby, DN31 2UJ

TO LET



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01472 267000
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LOCATION

The property is situated within the popular Europa Park industrial estate in Grimsby. The estate provides convenient access to the A180, which connects the town with the M180 motorway and the wider motorway network.

The premises form part of a detached, two-storey office building which has recently been refurbished and is arranged as four separate office suites. Neighbouring occupiers include Screwfix, Johnstone's Decorating Centre, Premier Inn and Greggs.

DESCRIPTION

Suite 4 provides first-floor office accommodation arranged principally on an open-plan basis, together with separate rooms suitable for use as meeting rooms or private offices.

The suite also benefits from its own kitchen facilities and separate male and female WC facilities.

Internally, the offices are finished with carpet-tiled floors, painted plastered walls and suspended ceilings incorporating inset lighting. The accommodation also benefits from dado trunking, central heating, air conditioning and double-glazed aluminium windows.

Externally, the building benefits from approximately 37 car parking spaces in total.

ACCOMMODATION

Office Accommodation – 198.1 sq m (2,132 sq ft)

DISPOSAL TERMS

The premises are offered To Let for a minimum term of years to be agreed, on an effective full repairing and insuring basis, at a guide rent of £18,250 per annum.

The property is subject to a service charge which covers site management and maintenance of the communal areas.

RATEABLE VALUE

The premises are currently listed within the 2026 Rating List as 'Offices and Premises', with a Rateable Value of £18,250 (source: VOA website). The premises may require reassessment should a change of use take place.

ENERGY PERFORMANCE RATING: C (63)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction, with the tenant responsible for any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION TO VIEW

Contact Jordan Clarke jordan@scotts-property.co.uk 07525 813963 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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