

TO LET

WESTGATE PARK, ARMSTRONG STREET, GRIMSBY, DN3 1SQ





**MODERN LANDMARK OFFICE PREMISES WITH
GENEROUS ON-SITE CAR PARKING**

EASY ACCESS TO A180 & TOWN CENTRE

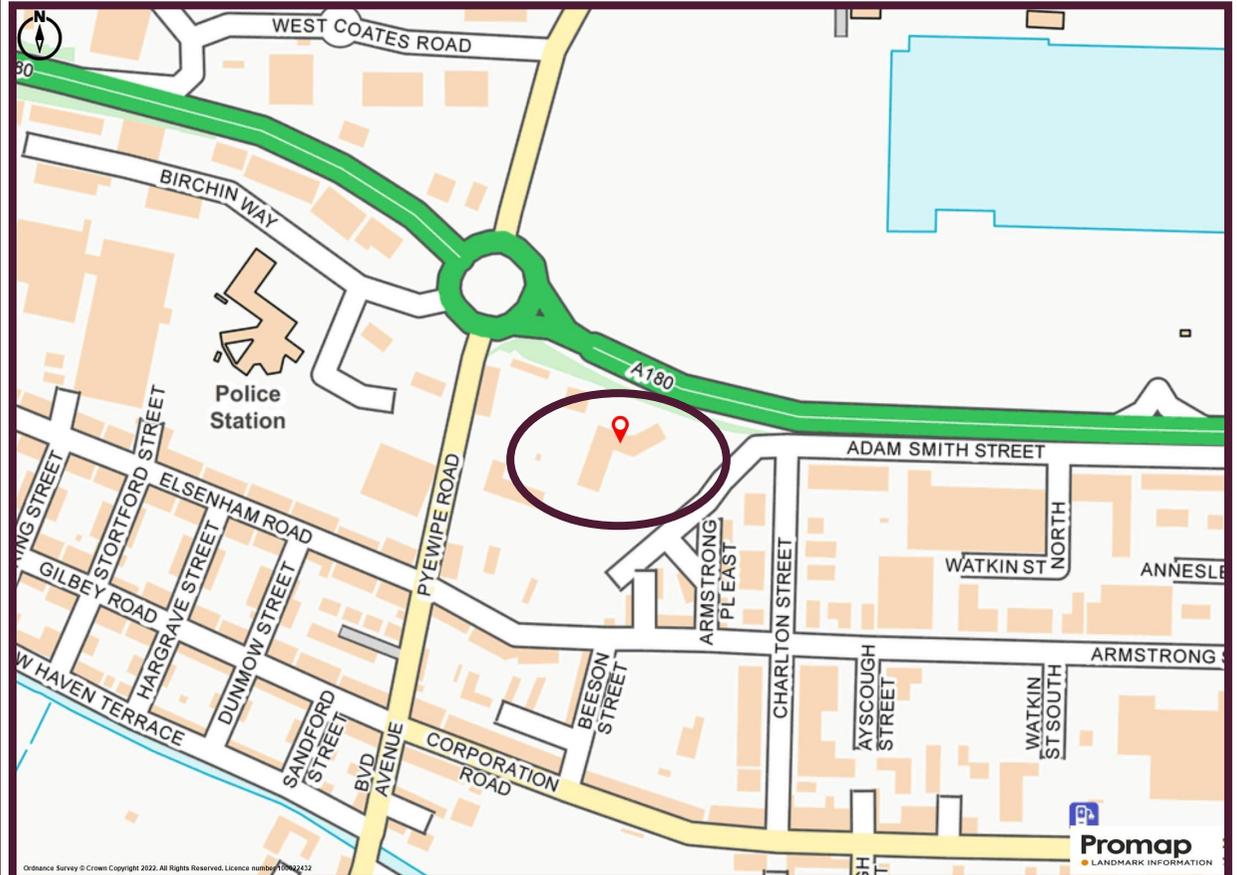
**THREE STOREY OFFICES EXTENDING TO
APPROX 2,003 SQ M (21,559 SQ FT)**

**OFFICE SUITES AVAILABLE FROM APPROX
278.8 SQ M (3,000 SQ FT)**

**ADDITIONAL WORKSHOP / WAREHOUSE OF
589 SQ M (6,346 SQ FT)**

SITE AREA 0.87 HECTARES (2.15 ACRES)

AVAILABLE AS A WHOLE OR IN PARTS





LOCATION

The property occupies a gateway site overlooking the A180 motorway link road with access to Westgate Park being gained via Armstrong Street and Charlton Street. The main town centre is 1½ miles away to the south east. The property also benefits from easy access to the Royal Dock via Moody Lane and the main industrial locations of South Humberside Industrial Estate and Europarc are ¾ mile and 2½ miles away respectively. This is a mixed use area with nearby occupiers including DeeBe Wholesale, Wickes, GBA, Costa, Howdens and Edmunson Electrical.

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 encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.

Approximate travel distances are as follows: -

Immingham - 8 miles

Humberside Airport - 13 miles

Doncaster - 50 miles

Leeds - 75 miles



DESCRIPTION

This landmark building was purpose built in 2008 as a headquarters for Shoreline Housing Partnership and provides modern three storey offices with adjoining industrial / warehouse building set in a site of approximately 0.87 hectares (2.15 acres) offering generous on-site parking.

The buildings are of steel frame construction with a mix of blockwork and flat panel clad walls under profile sheet roof coverings. The office accommodation has generally been completed to a good standard and benefits from double glazed powder coated windows, gas central heating, air conditioning to parts, suspended ceilings incorporating LED lighting and an 8 person passenger lift. The offices have been constructed by way of a central core area with two wings either side. There are additional emergency staircases at either end of the building. The design of the office allows for sub-division if required. The ground floor space includes a large staff canteen / break out area. Each floor is primarily of an open plan layout with a variety of non-structural partitioned offices, meeting rooms, board room, break out areas and tea-stations.

There is a link corridor from the main office building to the adjoining workshop / warehouse. The workshop / warehouse has translucent panels to the roof offering good levels of natural light, a full height folding shutter door, trade counter, offices and mezzanine storage. It is possible to separate the workshop / warehouse building from the office building.

Externally there are approximately 150 car parking spaces with security controlled barrier entrance. The boundaries are fully fenced.

ACCOMMODATION

Offices

2,003 sq m (21,559 sq ft)

Suites available from 279 sq m (3,000 sq ft)

Workshop / Warehouse

589 sq m (6,346 sq ft)

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council

Rateable Value: The property is shown in the Rating List as Offices and Premises with a Rateable Value of £320,000. In the event of the property being let in parts the landlord will seek to have the premises reassessed.

Services: All mains services are connected to the property. Prospective occupiers should check the suitability of supplies for their proposed use.



ADDITIONAL INFORMATION (Continued)

EPC:

51-75

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Legal Costs: Each party will be responsible for their own legal costs.

TERMS

The property is available **TO LET** either as a whole or in parts with the length of lease and rent to be by negotiation. Please note that it is unlikely that the landlord will rent out the workshop / warehouse building in isolation ahead of terms being agreed on all or a significant part of the offices.

Any lease of the property in its entirety will be on a full repairing and insuring basis. Otherwise leases of part will be granted on an internal repairing basis with a service charge in respect of the repair and maintenance of the exterior and common parts, buildings insurance and supply of utilities. Any leases granted over part of the property will be outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

For further information and viewings:-

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