

TO LET

NORTH MOSS LANE, STALLINGBOROUGH, DN41 8DD



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LOCATION

The property is situated with access along a private access road in a commercial and industrial area just off North Moss Lane in Stallingborough. Heading along North Moss Lane from Kiln Lane take the first left turn after a large warehouse and the offices are within a secure yard at the end of the private access road. This is an established industrial area to the west of Grimsby and benefits from easy access on to the A180 motorway link road.

DESCRIPTION

The property comprises a ground floor office suite forming part of a larger two storey office building with adjoining warehouse.

There is a small reception area leading in to an open plan general office. There is a meeting room, store room and kitchen. Toilet facilities are shared with the first floor occupier. The offices benefit from suspended ceilings, LED lighting and gas fired central heating. New carpets will be fitted prior to a new lease commencing. The furniture within the building can be purchased from the landlord by separate negotiation if required.

Externally there is a large shared yard and parking area. The tenant will be allowed to park up to six cars within the car park.

The landlord owns the lorry park / storage compound on the North Moss Lane frontage and will allow the tenant to place a sign on the compound fence advertising the location of their business.

ACCOMMODATION

The property has been measured on a gross internal basis and extends to **88.2 sq m (949 sq ft)**

Ground floor offices within shared building

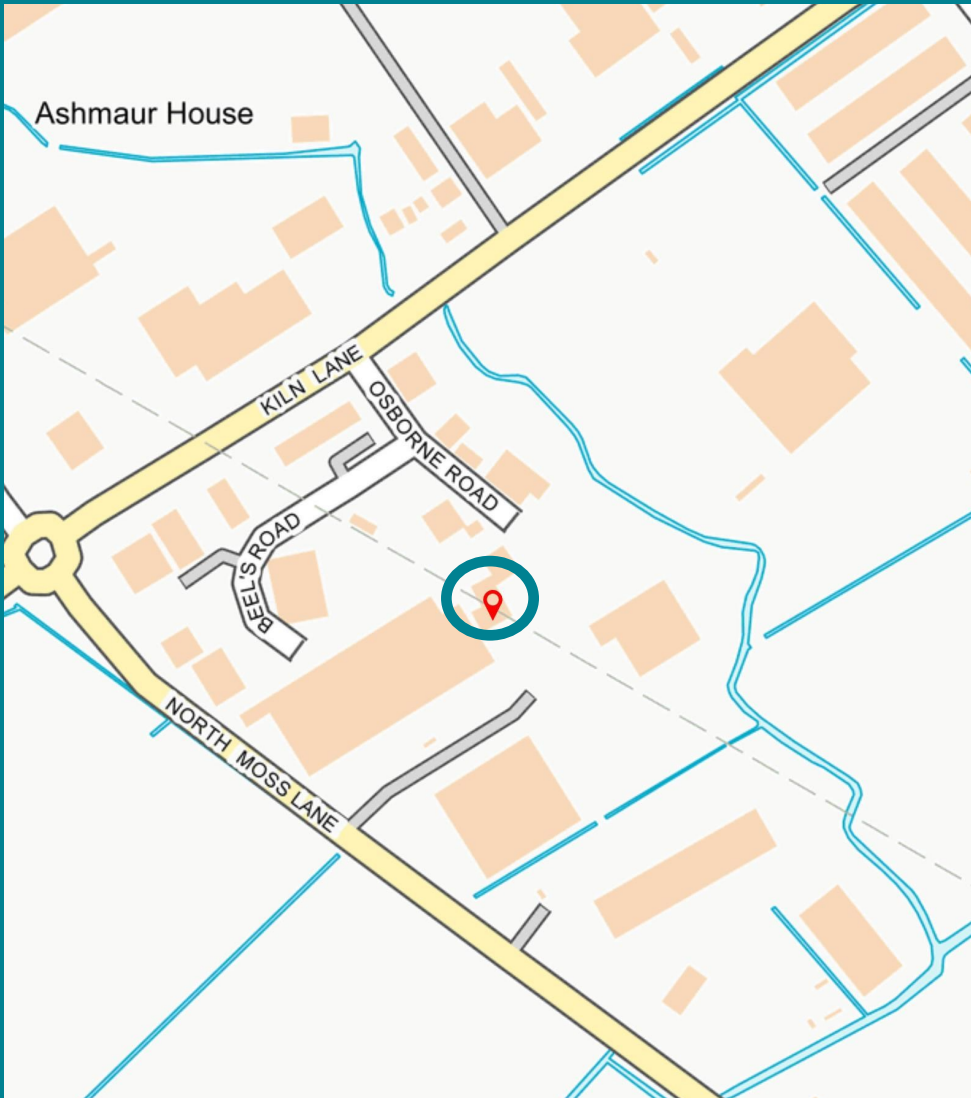
Providing small reception, meeting room and open plan office plus kitchen and store room

Six car parking spaces

Rent inclusive of electricity and heating

Available on new lease: £12,000 per annum





TERMS

The offices are made available by way of a new lease at a rent of £12,000 per annum. The length of lease by negotiation. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. The tenant will be responsible for internal repairs, maintenance and decoration. The rent is inclusive of utility charges and buildings insurance. The rent to be reviewed annually (upwards or downwards) to reflect changes in energy prices.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: TBC. **EPC:** TBC.

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges 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 of Leasing Business Premises. A copy of the code is available on request.

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

VIEWING AND FURTHER INFORMATION

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