

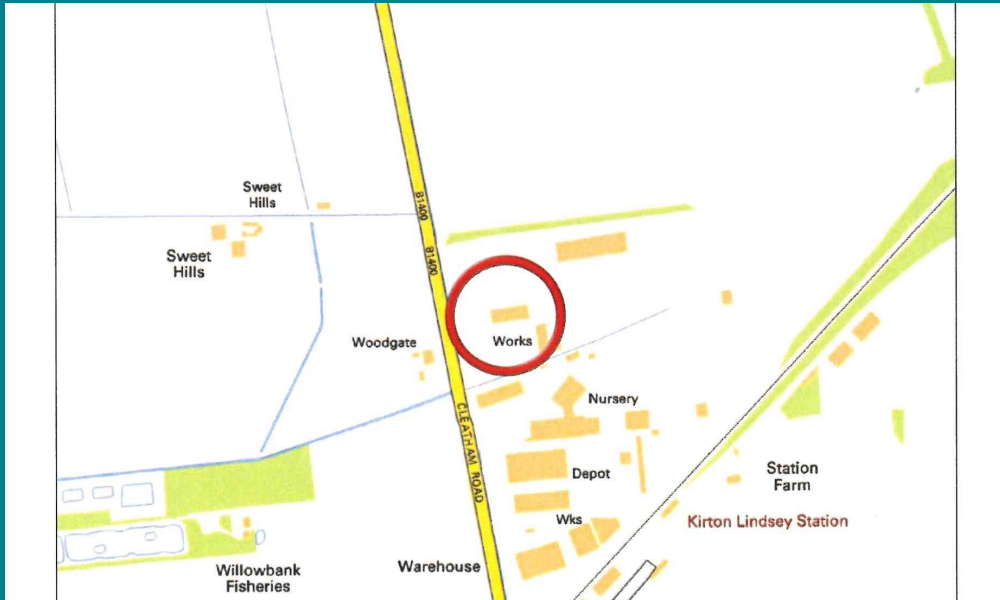
TO LET
SERVICED OFFICES
AT CLEATHAM ROAD BUSINESS PARK, CLEATHAM ROAD, KIRTON LINDSEY, DN21 4JR



COMMERCIAL PROPERTY EXPERTISE
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Opportunity to lease serviced offices.

Individual offices range from 113 sq ft to 550 sq ft.

Smallest offices to rent at £75 per week.

Office suites also available.

Flexible terms available.

Suites B3, B4, C and D are already fully let.

LOCATION

Cleatham Road Business Park is situated towards the north western outskirts of the village of Kirton in Lindsey close to other commercial and warehousing units, garaging and a garden centre. Kirton Lindsey is approximately 8 miles south of Scunthorpe and 5 miles from the M180 motorway.

Other occupiers within Cleatham Road Business Park include Freightmaster Ltd, Tri Industrial Services Ltd and Direct Hoist Ltd.

DESCRIPTION

The office accommodation is situated towards the front of the business park adjacent to the main car park. It benefits from its own front entrance door which provides access into a shared entrance lobby and corridor leading to 4 office suites. Each office suite benefits from cellular separate offices, but the sizes of the suites can be altered to suit the occupiers needs. Individual offices are also available. The offices benefits from uPVC framed double glazed windows and oil fired central heating. To the front of the office accommodation a shared tarmac surfaced car park is provided and the office suites also share a server room, kitchen and toilet facilities.



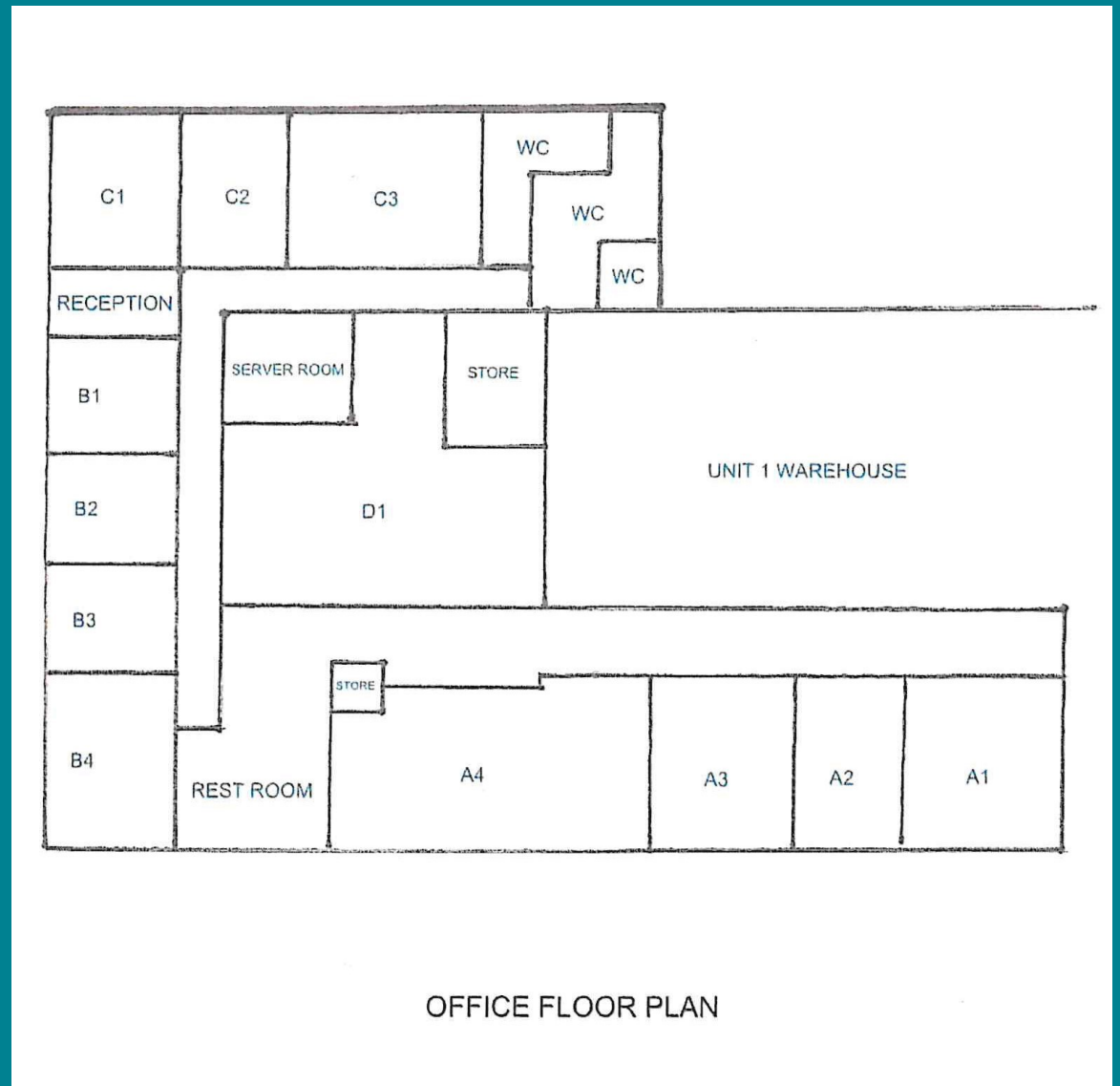
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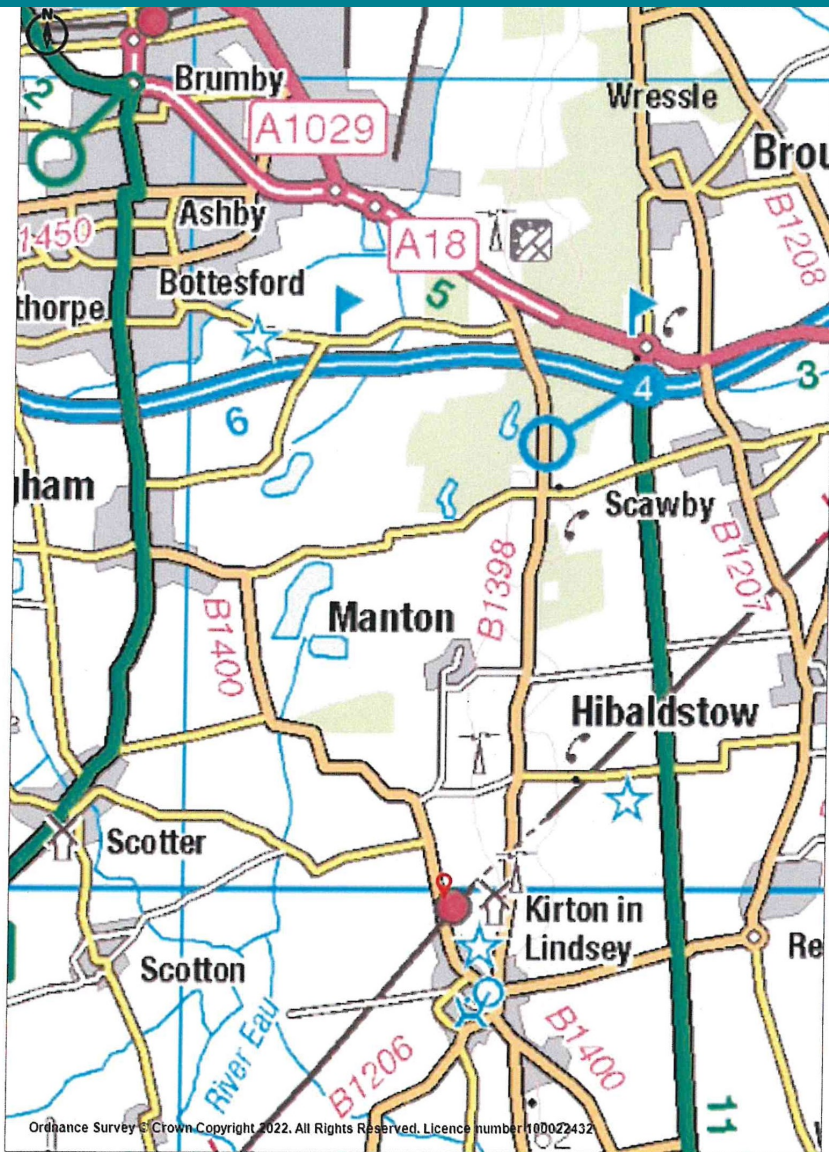
Typical Office



Front Car Park



OFFICE FLOOR PLAN



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Promap

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Plotted Scale - 1:75000. Paper Size - A4

ACCOMMODATION CURRENTLY AVAILABLE

Office B1 10.5 sq m (113 sq ft)
Office B2 9.3 sq m (100 sq ft)

ADDITIONAL INFORMATION

Terms: The accommodation is to be let on either effective full repairing and insuring terms or a fully inclusive basis plus service charge to cover utility costs, for a term of years to be negotiated.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: North Lincolnshire Council.

VAT : TBC

EPC: The office and adjacent warehouse premises benefit from an EPC rating of 122E.

Services: Mains water, electricity and drainage are connected to the office and building. Oil fired central heating is provided within the office accommodation.

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

Rob Hutchinson

Operations Manager

07903 141594

Ref 22/070

Simon Weightman

Director

07971 875862

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