102/104 Victoria Street,
Grimsby, DN31 1BA

TO LET

Prominent town centre office accommodation

Extending to approx. 176.7 sq m (2,423 sq ft)

Flexible layout with open-plan and private offices

Suitable for a wide range of commercial uses

Guide Rent £11,000 p.a

Scotts
01472 267000

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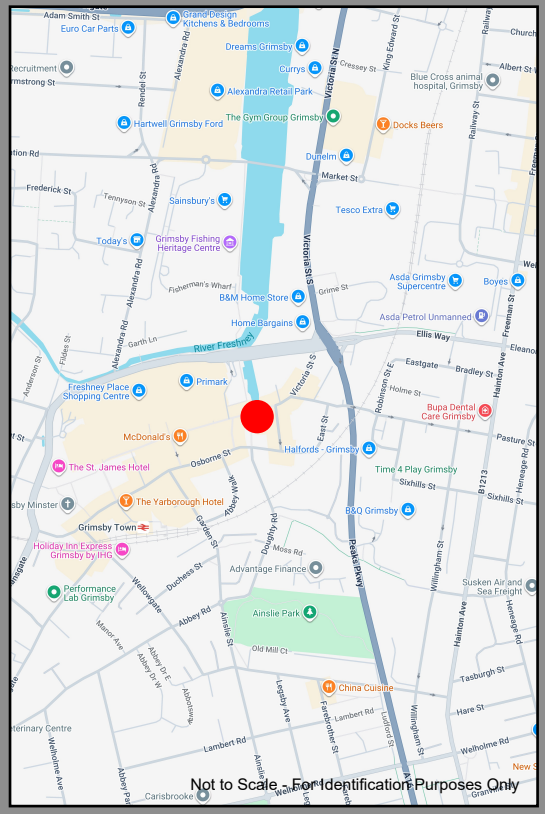

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www.scotts-property.co.uk

LOCATION

The property occupies a prominent position in the heart of Grimsby town centre, overlooking the recently refurbished Riverhead. It is conveniently located close to Freshney Place Shopping Centre, the central business district, and North East Lincolnshire Council offices. The area benefits from excellent public transport links and nearby parking facilities.

DESCRIPTION

Located on the first floor, the premises are accessed directly from Victoria Street. The accommodation provides a versatile mix of open-plan office space, individual private offices, and ancillary staff areas, offering flexibility to suit a wide range of business needs.

ACCOMMODATION

Total Net Internal Area (NIA): 176.7 sq m (2,423 sq ft)

LEASE TERMS

The premises are available by way of a new lease, for a term of years to be agreed, at an initial rent of £11,000 per annum.

BUSINESS RATES

The property is currently assessed as ‘Offices and Premises’ with a Rateable Value of £10,500 (source: gov.uk).

Qualifying tenants may be entitled to Small Business Rates Relief. Interested parties should make their own enquiries with the local authority.

VAT

All rents and outgoings are quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, including any applicable Stamp Duty Land Tax (SDLT).

ENERGY PERFORMANCE CERTIFICATE (EPC)

D (95)

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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