



# Westgate WP Park

CHARLTON STREET • GRIMSBY • DN31 1SQ

**FOR SALE /  
MAY LEASE**

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

**LSPIM**  
LONDON & SCOTTISH PROPERTY  
INVESTMENT MANAGEMENT

02

CHARLTON STREET  
GRIMSBY • DN31 1SQ

Westgate  
Park

# Property Summary

- 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)**
- Additional workshop / warehouse of **589 sq m (6,346 sq ft)**
- Site area **0.87 Hectares (2.15 Acres)**
- Potential for **owner occupation or redevelopment**
- Guide price **£1,500,000 (may lease)**



# 03

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## 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 DeeBee 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.



Grimsby Docks



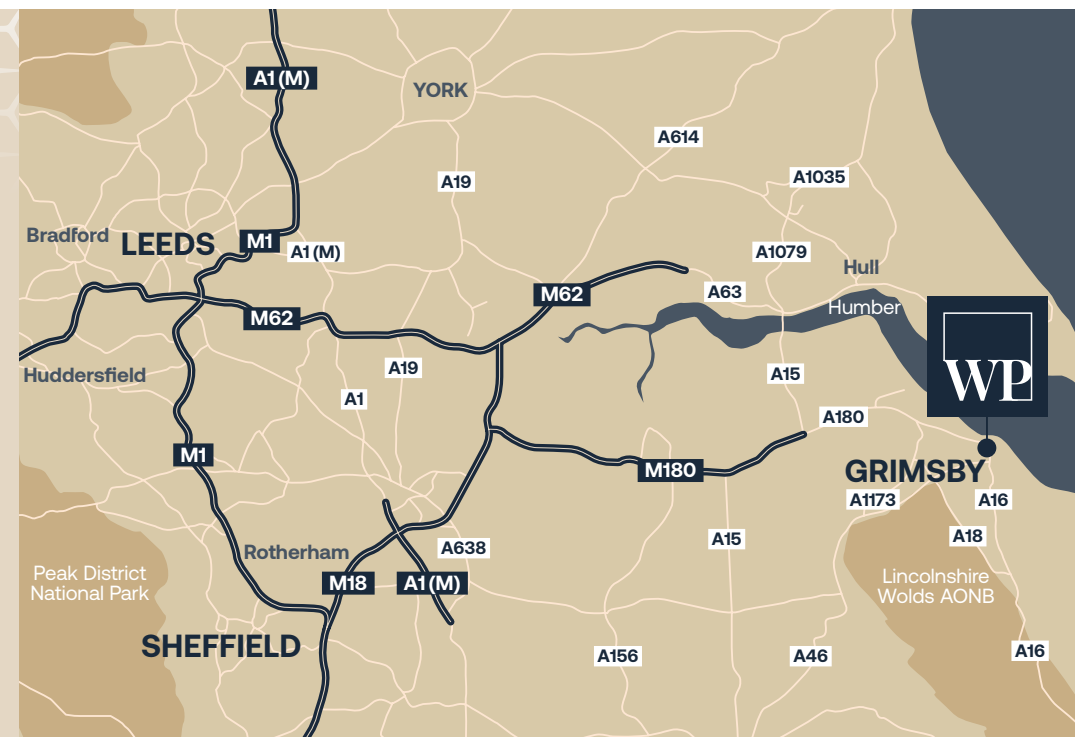
Seafood industry



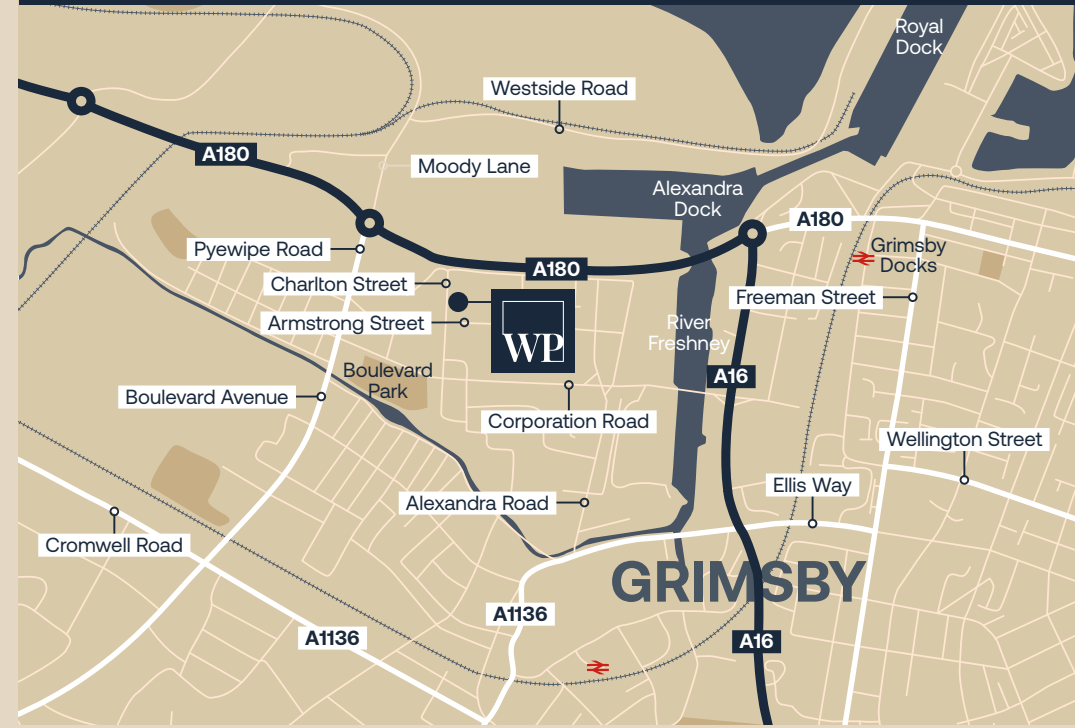
Offshore windfarm



Grimsby Town Centre



What3Words // bike.racks.actors



### Approximate travel distances:

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 subdivision 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.

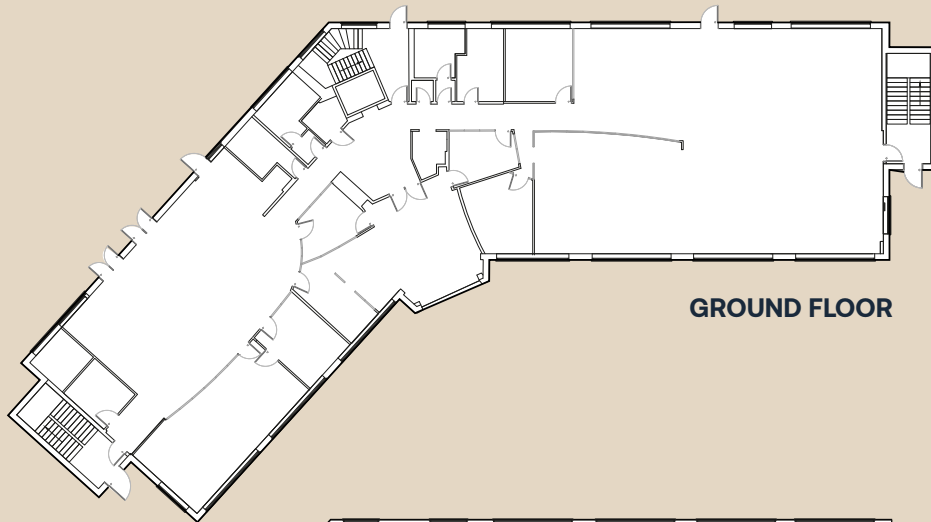


# 05

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## Floor Plans

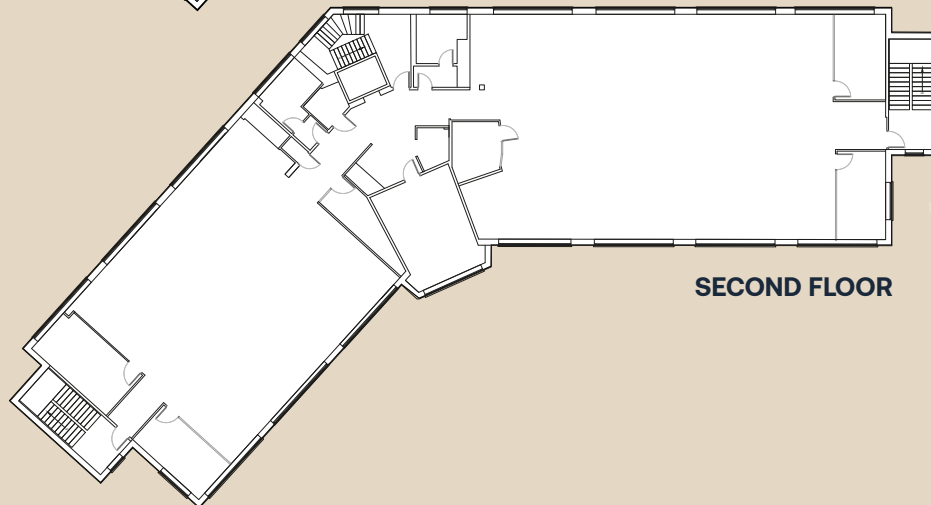
**Please note:** Plans are for identification purposes only. The internal layout has been reconfigured in some parts of the building. Interested parties should satisfy themselves as to the layout of the accommodation from their own inspection of the property.



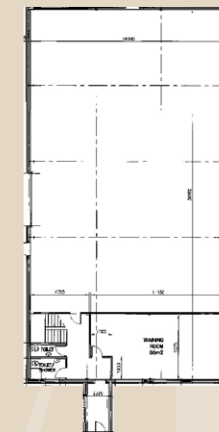
GROUND FLOOR



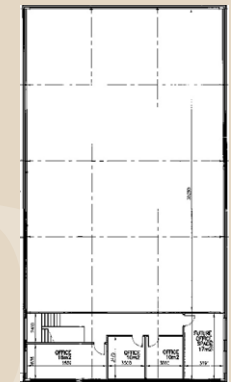
FIRST FLOOR



SECOND FLOOR



STORES GF



STORES FF

# 06

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## 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.

### TENURE

The property is freehold.

### SERVICES

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

### EPC

C52

### LEGAL COSTS

Each party will be responsible for their own legal costs.

## Terms

The property is available **FOR SALE** freehold at a guide price of **£1,500,000**. This reflects an overall purchase price of **£53.75 per sq ft**.

The vendors will consider a sale in parts subject to suitable terms being agreed.

Alternatively, subject to tenant covenant, lease terms and rent our clients may consider **LETTING** the offices and / or the workshop building separately. Further details on request.



**WP** Westgate Park

## Contact



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