



**18 Hainton Avenue, Grimsby, DN32 9BB**  
**£9,000 per annum**

**EPC: To be confirmed**

## 18 Hainton Avenue, Grimsby, DN32 9BB

The property comprises a self-contained commercial building currently arranged and used entirely as office premises, providing office space over ground and first floors together with a private external yard area.

The building is accessed via a front entrance leading into a hallway, fitted with a wooden door and glazed panels to either side, allowing good levels of natural light into the reception area. The ground floor is arranged to provide a number of individual offices in a predominantly cellular layout. The front office benefits from a window to the frontage and direct access from the entrance, and is fitted with carpeted flooring and electric heating. A second office provides a well-proportioned workspace with a high ceiling, together with a window, carpeted flooring and electric heating.

A central hallway and stairwell provide access to the remainder of the building and incorporate a useful storage cupboard housing the electric meter. To the rear, a further office benefits from two windows, providing good natural light, and is fitted with carpeted flooring.

Staff facilities are located on the ground floor and include a kitchen fitted with vinyl flooring, a sink and drainer, together with base and wall-mounted storage units. WC facilities comprise an accessible WC with wash hand basin and windows, along with a second separate WC fitted with a basin and traditional-style toilet. The accessible WC also benefits from a rear door, providing an additional access point if required.

The first floor is accessed via a split staircase leading to a central hallway, which is fitted with electric heating. This level provides further office space arranged as a series of individual offices, all benefiting from natural light via wooden-framed windows. Several of the offices are also fitted with electric heating, providing comfortable working environments.

Additional staff facilities on the first floor include a further WC fitted with a frosted window, basin and toilet, as well as a secondary kitchen area providing a sink and drainer and housing a boiler.

Externally, the property benefits from a private concreted yard area to the rear, enclosed and providing a secure, low-maintenance outdoor space suitable for staff use or ancillary business purposes.

Overall, the property provides a practical and versatile office building, with multiple office rooms and staff facilities arranged over two floors. The premises are suitable for continued office use or other commercial uses, subject to the necessary consents.







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## Ground Floor

**Front Hallway** With a timber door and glass doors each side.

**Office 1** 16'1" x 14'5" maximum (4.9m x 4.4m maximum) With a single pane window, front door access, carpet and electric heater.

**Office 2** 12'6" x 13'11" (3.8m x 4.24m) With a single pane window, high ceiling, electric heater and carpet.

**Hallway** 4'4" x 24'7" (1.32m x 7.5m) With stairs to first floor, carpet and storage cupboard.

**Office 3** 14' (4.27) x 11'11" (3.63) maximum With two single glazed windows and carpet.

**Kitchen** 8'10" (2.70) x 11'6" (3.50) maximum With vinyl floor tiles, sink/drainage + base unit for storage plus wall unit.

**W.C.** 7'5" x 8'3" (2.26m x 2.51m) Disabled toilet, basin, two timber windows, back door access and vinyl flooring.

**W.C. 2** 7'3" x 2'10" (2.2m x 0.86m) With w.c. and basin.

## First Floor

**Landing** 18' (5.49) x 5'11" (1.80) maximum Split stairs access and electric heater.

**Office 1** 6'1" x 11'5" (1.85m x 3.48m) With a single timber window.

**Office 2** 15'7" x 10' (4.75m x 3.05m) With a single timber window and electric heater.

**Office 3** 12'8" x 13'11" (3.86m x 4.24m) With a single timber window and electric heater.

**W.C.** 5'9" x 8'7" (1.75m x 2.62m) With a frosted timber window, basin and w.c.

**Kitchen** 9'9" x 8'5" (2.97m x 2.57m) With sink/drainage, timber window and boiler.

**Office 4** 11'5" x 10'2" (3.48m x 3.1m) With a timber window.

**Garden** Concrete enclosed private garden.

**Business Rates** The rateable value as of 1st April 2026 is £7,000. All interested parties are advised to make their own enquiries.

**Broadband & Mobile Phone Coverage** Please use the following link to check the mobile phone and broadband coverage for this property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Services** We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

**Property Management** Are you a Landlord tired of dealing with your tenants?....Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail ([rented@jacksongreenpreston.co.uk](mailto:rented@jacksongreenpreston.co.uk)) for some informal advice. Further information is also available on our website at [www.jacksongreenpreston.co.uk/info\\_landlords.php](http://www.jacksongreenpreston.co.uk/info_landlords.php)

**Property To Sell** Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120).

One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

**Surveys** Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors.

To discuss your survey needs, please contact our Survey Department on 01472 311120.

**Sources Of Useful Information** Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

[www.environmentagency.gov.uk](http://www.environmentagency.gov.uk)

[www.hpa.org.uk](http://www.hpa.org.uk)

[www.nelincs.gov.uk](http://www.nelincs.gov.uk)

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

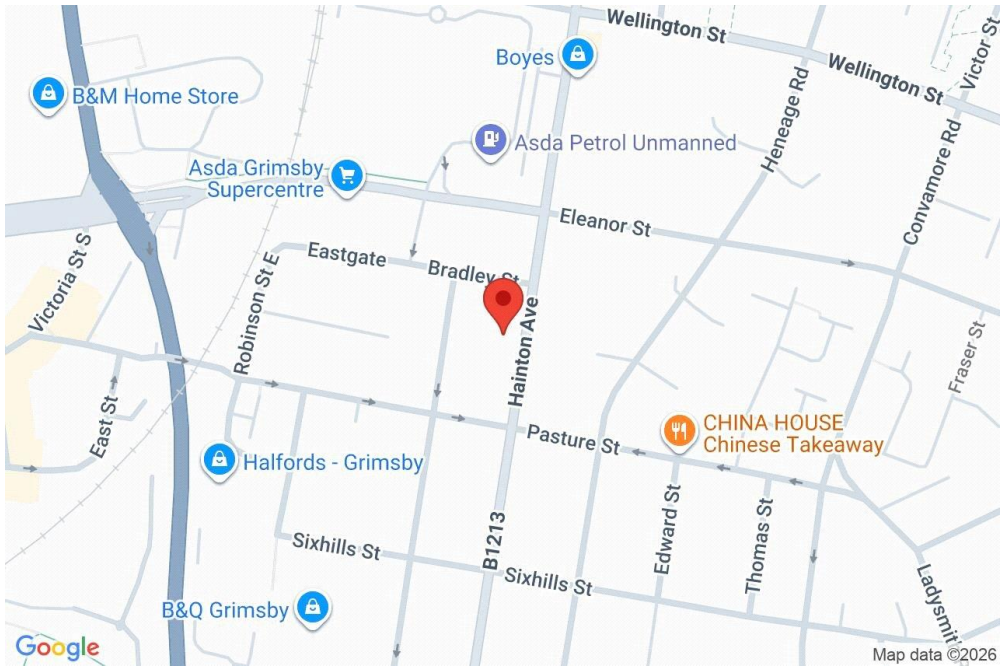
**Mortgage Advice** Mortgage Advice Bureau works with Jackson, Green & Preston Estate Agents to provide their clients with expert mortgage and protection advice. We have access to over 12,000 mortgages from 90+ lenders so we can find the right mortgage to suit your individual needs. The expert advice we offer, combined with the volume of mortgages that we arrange, places us in a very strong position to ensure that our customers have access to the latest deals available and receive a first-class service. We will take care of everything from explaining all of your options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process.

Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Brook Financial Services Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority.



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The energy performance rating is currently being prepared and will be added to the brochure shortly.

## **Jackson Green Preston**

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### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.