

Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Property Information

Freehold Office Investment

- Substantial two storey office building
- Total Floor Area of approx. 788.40 sq m (8,484 sq ft)
- Half let to Fortem Solutions on a new 5 year lease (subject to option)
- Vacant Possession of 394.20 sq m (4,242 sq ft)
- Site Area of 0.29 Ha (0.71 Acres)
- Located within the well recognised Europa Business Park
- Nearby occupiers include Premier Inn, Toolstation, Screwfix and East Midlands Ambulance Service

Lot

18

Auction

9th May 2024

Rent

£40,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of Executors

Location

Miles

33 miles south-east of Kingston upon Hull, 35 miles north-east of Lincoln

Roads

A16, A180, M180

Rail

Grimsby Railway Station

Air

Humberside Airport

Situation

Grimsby, with a resident population of circa 100,000, is a well established commercial centre for North East Lincolnshire and also providing a major fishing port. The town is well situated with road connections to the A180/M180 which in turn provides access to the M18, the Humber Bridge and Humberside International Airport.

The property is located in Saxon Court, within the well established Europa Park situated just off the A180. Nearby occupiers include Premier Inn, Toolstation, Screwfix and East Midlands Ambulance Service.

Tenure

Freehold.

Description

The property comprises a substantial office building of approximately 788.40 sq m (8,484 sq ft) together with approximately 38 car parking spaces, all arranged on a total site area of 0.29 Ha (0.71 Acres).

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby,

Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Office Office	196.90 197.30	(2,119) (2,123)	FORTEM SOLUTIONS LTD (1)	5 years from 20/11/2023 (2)	£40,000
Ground First	Office Office	196.90 197.30	(2,119) (2,123)	VACANT POSSESSION		
Total		788.40	(8,484) (3)			£40,000

(1) Fortem Solutions was established in 2002 and provide specialist property solutions tailored to keep homes and buildings running smoothly, delivering a range of internal and external repairs 24/7 as well as high quality voids, planned installations and gas services (www.fortem.co.uk). For the year ending 31/12/2022 Fortem Solutions Ltd reported a Turnover of £132,791,065, a Pre-Tax Profit of £173,283 and a Net Worth of £7,381,435 (NorthRow 16/04/2024).

(2) The lease provides for a tenant's option to determine the lease on 19/11/2026 upon serving 6 months prior written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



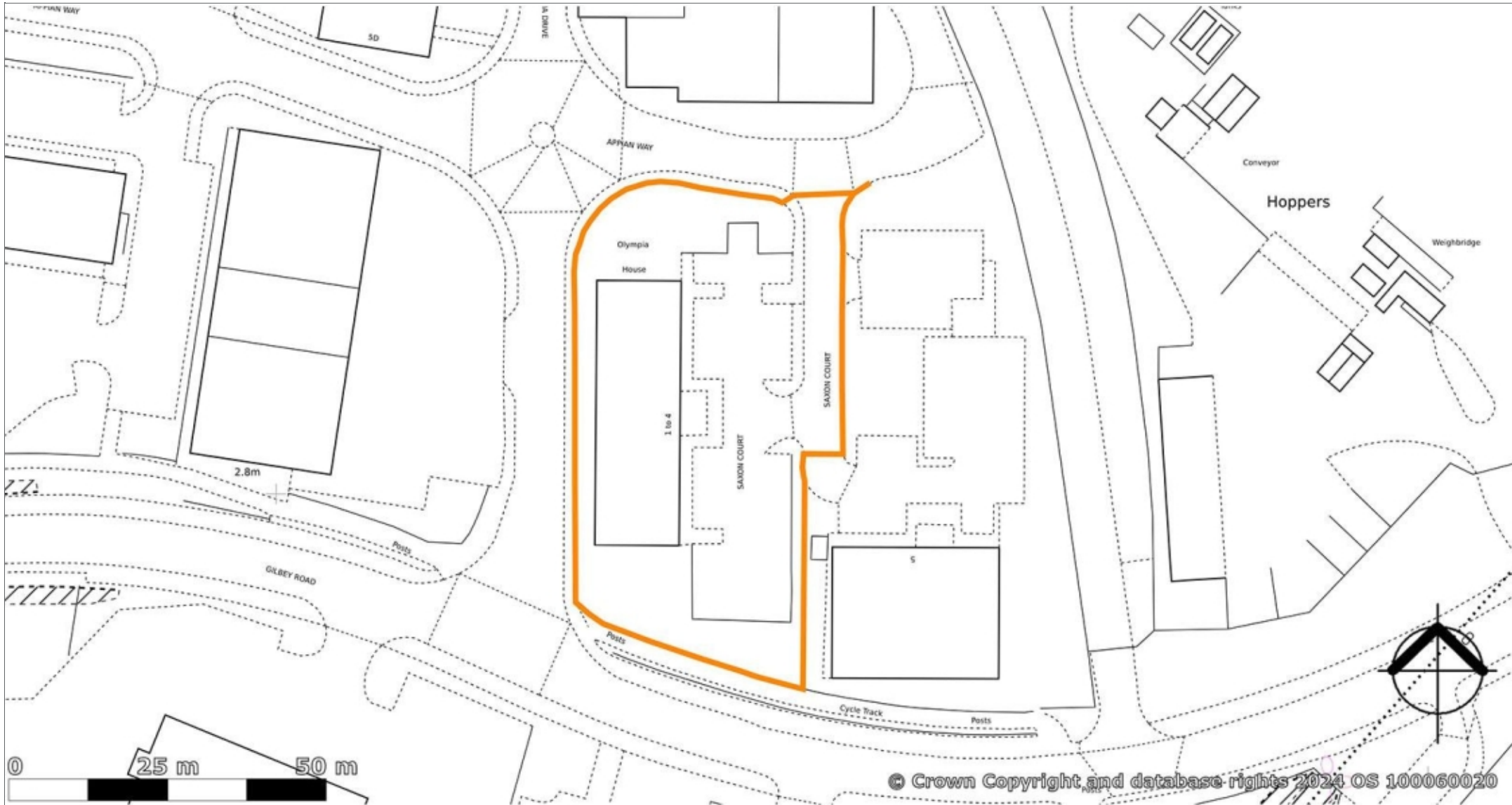
**Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby,
Lincolnshire DN31 2UJ**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 18, Olympia Building, Saxon Court, Europa Business Park, Grimsby, Lincolnshire DN31 2UJ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Williamsons Solicitors

45 Lowgate

Hull

HU1 1EN

Andrew Cooney

01482 323 697

andrew.cooney@williamsons.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024