

**UNIT 5, DRAWING COURT, GILBEY ROAD  
GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 2TN**  
**INDUSTRIAL TO LET 76.83 SQ M (827 SQ FT)**

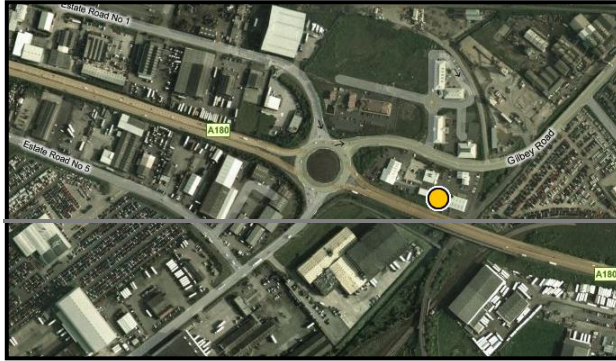


[pph-commercial.co.uk](http://pph-commercial.co.uk)



## LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the M180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.



## DESCRIPTION

Drawing Court comprises of a mixed modern office and industrial development situated to the south of Gilbey Road close to its junction with the A180.

The units are of single storey steel framed construction having mixed brick/blockwork walls with insulated flat panel cladding to the external elevations and to the pitched roof above.

The units have their own personnel door and roller shutter access door with external security shutters and designated parking/servicing immediately to the front elevation.

## SUMMARY

- Modern industrial unit of 76.83 sq m (827 sq ft) approx.
- Popular accessible location close to the A180 and Grimsby Docks.
- Would suit a variety of business uses.
- Available for occupation upon new lease terms.
- Excellent opportunity.

## ACCOMMODATION

The unit provide the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice:

	Sq m	Sq ft
Unit 5	76.83	827

## TERMS

The units are available To Let, subject to the following terms and conditions.

## RENT

The commencing rental will be £6,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance by Bankers Order.

## LEASE TERM

The premises are available by way of new lease, term by negotiation.

## REPAIRS AND INSURANCE

The Tenant is responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium.

## BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating assessment of £4,550 (Store & Premises). This figure is subject to the current Uniform Business Rate in the pound. The rateable value is below the current Government threshold of £12,000 and therefore for a qualifying small business there may be 100% exemption from business rates, subject to status.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## SERVICE CHARGE

The Tenant will be responsible for the payment of a fair proportion of the service charge levied by the Landlord in respect of the future upkeep, maintenance and repair of the common parts of the Drawing Court development including any subsequent management.

## EPC

To be confirmed.

## CONTACTS



### Duncan Willey

01724 294946  
07710 344602  
duncan.willey@pph-commercial.co.uk



### Sam Fallowfield

01724 294942  
07340 518003  
sam.fallowfield@pph-commercial.co.uk

Date: February 2018 File Ref: 12200SI/1



## PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

Europarc, Innovation Way  
Grimsby  
North East Lincolnshire, DN37 9TT  
01472 267513  
pph-commercial.co.uk

