

GRIMSBY WEST, BIRCHIN WAY, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 2SG

INDUSTRIAL TO LET 314.01 SQ M (3,380 SQ FT) TO 2,491.62 SQ M (26,821 SQ FT)



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UNIT C/D



UNIT N



UNIT C/D

LOCATION

Grimsby with a population of some 90,000 people is a thriving East Coast port alongside the Banks of the Humber Estuary. The area is noted for its food and petro-chemical industries, but it also has a diverse manufacturing and distribution base, all of which are taking full advantage of the increased trade and business opportunities available in the Humber region.

Road communication links to the area are excellent with the A180 providing dual carriageway links from the edge of Grimsby Town Centre directly to the M180 motorway and onto the national motorway network. The regional airport at Kirmington is in close proximity as well as all the facilities available through the port.

Road accessibility to the location is excellent with Birchin Way connecting to the A180 dual carriageway, which is the principal road into the Town from the West.

DESCRIPTION

This substantial complex is situated in a highly visible location on the South side of Birchin Way, approximately 1.5 miles from Grimsby Town Centre.

The complex, which was previously used for food processing and packaging, comprises a range of new and existing mainly single storey industrial buildings of steel frame construction, which are arranged around the site to provide a mixture of factory, warehouse and former coldstore units.

The complex has now been divided to enable independent occupation of the buildings, each of which has its own defined servicing and car parking areas and are suitable for a wide variety of production, distribution and service related uses.

Grimsby West operates an out of hours security service which has the benefit of onsite CCTV.

SUMMARY

- Industrial units from 314.01 sq m (3,380 sq ft) to 2,491.62 sq m (26,821 sq ft) approx.
- Secure site with out of hours manned 24hr security via CCTV.
- Popular industrial location adjoining A180.
- Available upon new lease terms.

ACCOMMODATION

The approximate accommodation which will be offered within the complex will be as follows:-

	Sq m	Sq ft
UNIT A		
Cold Store/Warehouse	1,878.00	20,215
UNIT C/D		
Warehouse/Workshop & Offices	2,491.67	26,821
UNIT N		
Workshop/Warehouse	314.01	3,380

RENT

Details on all rents are available from the agents upon request.

LEASE TERMS

Short or long term leases will be considered.

SERVICES

All mains services are understood to be available to the complex.

The units will be made available on the following terms and conditions, subject to formal lease.

REPAIRS

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.

SERVICE CHARGE

The Tenant will be responsible the payment of a fair proportion of the Landlord's expenses incurred in respect of repair/maintenance of the common parts of Grimsby West including the estate road, fencing, lighting, security and management of the site, including rent collection. Details on the service charge are available from the agents.

BUSINESS RATES

The Tenant will be responsible for the payment of rates. We have obtained the following 2017 rateable values from the Valuation Office Agency website.

Unit A	RV £42,000
Unit C/D	RV £49,000
Unit N	RV £15,000

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 still applicable to the property or if the rateable value is under appeal.

INSURANCE

The Landlord insures the estate of which the premises form part and the Tenant will be responsible for the reimbursement of the property insurance premium applicable thereto.

EPC

The Units have the following EPC ratings:

C55

UNIT A

C68

UNIT C/D

C60

UNIT N

A copy of the Certificate and Recommendation Report is available on request.

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

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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

