



TO LET:

01482 645522

**Lancaster Approach, NORTH KILLINGHOLME,
North Lincolnshire, DN40 3JZ**



Available on new lease £13,000 per annum

FEATURES

- Well presented office suite in shared building
- Mixture of open plan work areas and individual offices
- Ample on site car parking
- Convenient location close to ports and A180 motorway link road

CONTACT

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To Let: Lancaster Approach, NORTH KILLINGHOLME, North Lincolnshire, DN40 3JZ

DESCRIPTION

The available offices are situated within a larger office building which is of single storey brick construction under a flat roof. The available space provides an open plan, multiperson work area with a series of private offices leading off this space. The occupier will have the use of shared kitchen and toilet facilities within the building. The offices are well presented and benefit from a shared reception area, suspended ceiling and central heating. There is ample car parking on site. Please note that the adjoining warehouse is also available to let.

LOCATION



The property is situated on the north side of Lancaster Approach which forms the main entrance into the North Killingholme Industrial Estate. This is an established industrial area with a variety of industrial and warehouse uses on each side of Lancaster Approach with further areas of warehousing and open storage on the balance of the industrial estate. The estate is situated approximately 2 miles north of the A180 and a similar distance to the west of Immingham town centre and Port.

TERMS

The offices are available to let by way of a new lease. The length of lease to be by negotiation. The rent is £13,000 per annum inclusive of heating, lighting, electricity, external repairs, business rates and buildings insurance. The tenant will be responsible for the payment of their own telecoms / internet charges, contents and public liability insurance and internal repairs.

Please note the owners will consider a sale of the whole site to include the office block and adjoining warehouse. Further details are available upon request.

ACCOMMODATION

Net Internal Area

139.28 sq m (1,499 sq ft)

OTHER INFORMATION

Local Authority - North Lincolnshire Council

Rateable Value – Business rates are included in the rent.

EPC - The property has an energy performance asset rating E.

Services – Services / utilities (excluding telecoms) and included in the rent. The supplies have not been tested and prospective occupiers are advised to check on the adequacy of the services for their proposed use.

VAT - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasebusinesspremises.co.uk.

Legal Costs – The incoming tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.

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