

**ESTATE ROAD NO.7, SOUTH HUMBERSIDE INDUSTRIAL
ESTATE, GRIMSBY NORTH EAST LINCOLNSHIRE, DN31 2TN**
INDUSTRIAL TO LET 708.53 SQ M (7,624 SQ FT)



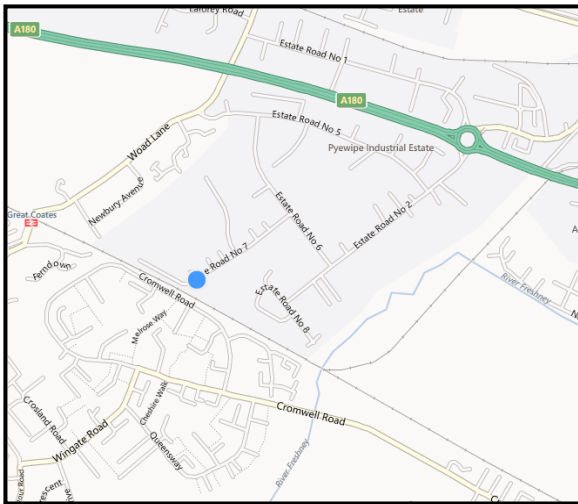
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LOCATION

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 A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).



DESCRIPTION

The property comprises a mid-terraced self contained industrial unit, being clear span and having a eaves height of 4.8m approx.

The property is currently undergoing refurbishment which will include the provision of a new personal and new access doors to the front and rear elevations together with the installation of ladies and gents WC's. The unit benefits from 3 phase electrics and will be re-decorated internally.

Externally, there is dedicated car parking and servicing to the property to the front and rear elevation.

SUMMARY

- Self contained industrial premises of 708.53 sq m (7,624 sq ft) approx.
- Currently undergoing refurbishment.
- Popular and well established industrial accommodation.
- Available upon new lease.

ACCOMMODATION

The property provides 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
Ground Floor		
Workshop/Warehouse	708.53	7,624

TERMS

The property is available To Let, subject to the following terms and conditions.

RENT

The commencing rent will be based upon £21,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by banker's order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

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

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property requires 2017 rateable value of £11,500 (Workshop & Premises), which is subject to the current Uniform Business Rate in the pound.

NB. The rateable value is below the Government threshold for Small Business Rate Relief and therefore a tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

Interested parties are advised to confirm the accuracy of the above figure 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 required to contribute towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the site.

EPC

T.B.C.

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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.

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