

EAST HALTON ROAD, NORTH KILLINGHOLME INDUSTRIAL ESTATE, NORTH KILLINGHOLME, NORTH LINCOLNSHIRE, DN40 3JZ

INDUSTRIAL FOR SALE/TO LET 1,858 SQ M (20,000 SQ FT) – 4,665 SQ M (50,000 SQ FT)



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LOCATION

North Killingholme extends from the Humber Estuary inclusive of the Lindsey Oil Refinery in the village of North Killingholme and the former RAF North Killingholme bounded by Ulceby. It is a popular North Lincolnshire village and has significant industrial/logistics use including the Humber Sea Terminal, North Killingholme Haven and two power stations as well as an industrial estate along Lancaster Approach which adjoins the former disused RAF airfield together with agricultural land and a resident population of less than 1,000.

The port of Immingham is situated on the south bank of the River Humber just off the A180 with excellent road communication links via the M180, M18, M62 and national road network.

As the leading deep water port in the UK, the docks and surrounding areas of Immingham have seen considerable expansion and development, particularly with the recent grant of planning consent for the ABLE Marine Energy Park which is a £450m investment covering an area of around 900 acres. The combined Humber Ports boast the UK's largest multi-purpose ports complex serving the North and handling more than 65 million tonne of cargo annually, having close links to Europe and Scandinavia, whilst Immingham's rail infrastructure handles more than 260 rail movements a week.

The proposed development is located just off East Halton Road adjacent to Lancaster Approach forming part of the popular and well established Lancaster Approach industrial area.

DESCRIPTION

Planning consent currently exists for the development of four separate detached industrial premises of approximately 4,665 sq m (50,000 sq ft) each with allocated staff/visitor car parking together with a dedicated yard area and HGV parking. It is however possible that both smaller and larger accommodation could be constructed on a Design and Build basis, subject to planning.

Our client's intent is to provide modern high quality industrial premises constructed to a shell format offering clear span accommodation with an eaves height of approximately 7 metres with, two ground floor access doors and a glazed panelled reception/office entrance. The design/specification of the buildings can be varied to suit a specific end users requirements and therefore a full turn – key package can be offered, if required.

SUMMARY

- New warehouse/workshop premises of 1,858 sq m (20,000 sq ft) – 4,665 sq m (50,000 sq ft), although subject to planning, it may be possible to provide larger accommodation.
- Popular industrial location with good access to the combined Humber Ports.
- Flexibility to have the units built to size and to meet occupiers exact requirements.

ACCOMMODATION

Accommodation can be provided from 1,858 sqm (20,000 sq ft) – 4,665 sq m (50,000 sq ft).

TERMS

The premises are available For Sale or To Let, subject to contract.

FOR SALE PRICE

Upon application.

TENURE

Freehold with vacant possession available upon practical completion.

TO LET RENT

Upon application.

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 insurance premium applicable thereto.

BUSINESS RATES

The Purchaser/Tenant will be responsible for the payment of business rates direct to the Local Authority upon completion of the premises. The properties have not yet been constructed and therefore there are no rateable values.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the Local Authority or the Valuation Office Agency before proceeding with a transaction.

SERVICE CHARGE

A service charge will be levied in respect of the future repair, maintenance and upkeep to the entrance road from East Halton Road together with any other common features of the site. Further details are available upon request.

EPC

Following practical completion of the units a valid EPC will be provided by our client.



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