

FOR SALE

on the instructions of the Liquidator of Brookenby Research Ltd



Britannic House, Brookenby Business Park, LN8 6HF

- Former RAF accommodation block
- Approx 1,320 sq m (14,203 sq ft)
- Most recently used as offices, full refurbishment required
- Site area approx. 1.2 acres

Freehold • £35,000

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**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**



LOCATION

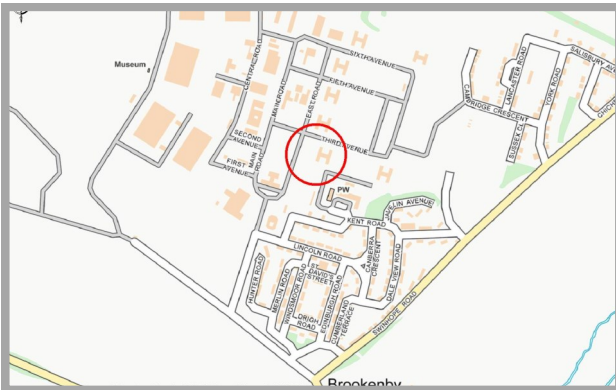
The property is situated within Brookenby Business Park (also sometimes known as Binbrook Technical Park) which forms part of the former RAF Binbrook airbase situated in a rural location just outside the village of Binbrook, approximately 11 miles to the south west of Grimsby.

Binbrook lies adjacent to the B1203 which provides access to the A18 around 5 miles away and the A631 at Market Rasen which is 10 miles to the south west.

Brookenby Business Park has been developed over the last 25 to 30 years and provides a very broad range of properties including former aircraft hangars, accommodation blocks, factories / workshops and small offices and stores.

There are a wide range of businesses based at Brookenby Business Park. The location has attracted a number of businesses that are not necessarily suited to the more main stream industrial estate.

The nearest main commercial centre is at Grimsby with Market Rasen providing a good mix of retail and other commercial uses.



DESCRIPTION

The available property comprises a former RAF accommodation block. It occupies a corner position between East Road and Third Avenue. The building dates from around 1936 and is of brick construction with concrete slab floor and roof.

The accommodation is arranged of two floors and has a gross internal area of approximately 1,320 sq m (14,203 sq ft). The internal accommodation provides a mix of larger, open plan areas together with smaller ancillary accommodation including a small basement.

Whilst built has an accommodation block the most recent use of the property was as offices. The building has however fallen in to disrepair and significant investment will be required by a new owner before the building is brought back in to use.

The building stands within a site of approximately 1.2 acres with security fencing to the perimeter.

The building would suit light industrial, office or storage uses. Prospective purchasers are advised to make their own enquiries of the Local Authority re suitable uses.

ACCOMMODATION

The accommodation is arranged at ground and first floor plus an additional small basement area. The floor area has been calculated on a gross internal area basis. The floor area is approximately 1,320 sq m (14,203 sq ft).

The total site area is approximately 1.2 acres, as scaled off the Ordnance Survey.

TERMS

The property is being offered for sale freehold with vacant possession at a guide price of £35,000.

OTHER INFORMATION

Local Authority: West Lindsey District Council

Rateable Value: Our initial investigations indicate that the property has been deleted from the Rating List. Prospective purchasers are advised to make their own enquiries of the Local Authority / Valuation Office.

EPC: TBC.

Services: The building is connected to private supplies of water, electricity and drainage. Purchasers will need to reach agreement with the private supplier for continued use of services.

VAT: The sale price is quoted exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

Tenure: We are advised that the property is Freehold. The estate roads and street lighting on Brookenby Business Park are in private ownership. We are advised that rights of way exist. We understand that a service charge is payable in respect of the use of the roads and street lighting, but further information is required from the supplier. Prospective purchasers will need to complete their own due diligence in respect of the tenure, rights of way etc. We will assist where possible but are selling on behalf of a Liquidator and only have limited information in respect of the property.

Legal Costs: Each party will be responsible for their own legal costs in respect of this transaction.



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