

TO LET



Unit 6A, Europa Park, Appian Way, Grimsby, DN31 2UT

- Modern industrial / trade counter unit
- Popular location close to A180
- GIA 235.3 sq m (2,531 sq ft)
- Includes 6 car parking spaces

£13,250 per annum exclusive

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COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION

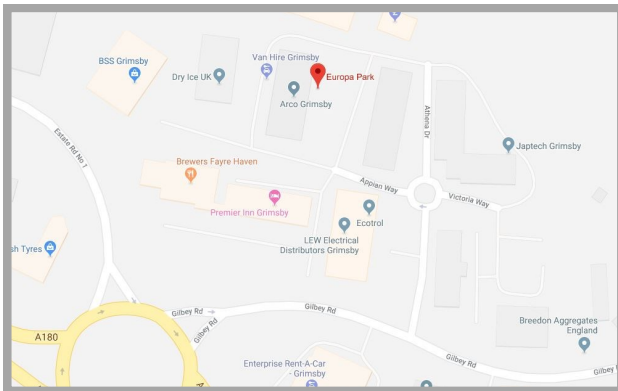


LOCATION

The available unit is situated within Europa Park which is a modern development of industrial and trade counter units situated on the western outskirts of Grimsby adjacent to the South Humberside Industrial Estate and the A180 motorway link road. Other occupiers at Europa Park include Screwfix, Arco, YESSS Electrical and Handelsbanken. Other nearby occupiers include Premier Inn / Brewers Fayre, Enterprise Car Rental and Greggs.

Europa Park benefits from easy access on to the A180 motorway link road which provides access to the A15 (to Humber Bridge and Hull) and the M180 at Barnetby Top 14 miles to the west and Grimsby town centre 2 miles to the east.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population. The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.



DESCRIPTION

The property comprises a modern end of terrace unit providing a former vehicle hire depot. The lease allows B1, B2 and B8 uses subject to the landlords consent and it is noted that a number of the units on Europa Park are used for trade counter purposes.

The unit is of steel portal frame construction with a mixture of brick and blockwork and profile sheet clad walls. The profile sheet clad roof has a number of translucent panels offering good levels of natural light. The unit has a full height folding shutter door.

Internally there is a partitioned office area at the front of the unit providing reception and managers office. This area benefits from suspended ceilings and fluorescent lighting. Within the workshop warehouse space there is a partitioned mess room together with male and female WCs. There is also a washdown / valeting bay within the unit.

Externally there are good level of loading and circulation space used in common with adjoining occupiers, landscaped areas and 6 dedicated car parking spaces.

TERMS

The property is available by way of the assignment of an existing renewal lease dated 18 August 2016, expiring on 30 April 2026 at a rent of £13,250 per annum. The lease is on a full repairing and insuring basis together with a service charge in respect of common parts on the Estate. The rent is subject to review on the 1 May 2021 and there is a tenant only break clause on the 30 April 2021. A copy of the lease is available on request.

ACCOMMODATION

The property has a gross internal area of:

235.3 sq m (2,531 sq ft)

Additional photos are available to view on our website.

OTHER INFORMATION

Local Authority: North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

Rateable Value: £11,250

EPC: The property has an Energy Performance Asset Rating C

Services: All mains services are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are exclusive of VAT. We are advised that VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the code which can be read at www.leasingbusinesspremises.co.uk

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



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