

TO LET: Warehouse & Distribution Complex, The Flarepath, Elsham Wold Industrial Estate, DN20 0SP



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- 6.7 acre (2.72 hectare) warehouse/distribution complex
- Strategic location adjacent to A15
- GIA 12,947.2 sq m (139,309 sq ft), potential to sub-divide
- Ports of Hull 19 miles and Immingham 12 miles

Rent and Lease Terms on Request

Warehouse & Distribution Complex, The Flarepath, Elsham Wold Industrial Estate, DN20 0SP Ref: 11/027

The warehouse and distribution complex is situated on the Elsham Wold Industrial Estate at the junction of the Flarepath and Pegasus Road. Elsham Wold Industrial Estate occupies a strategic location on the east side of the A15 just over 1 mile north of the A15/A180/M180 interchange. The property is 16 miles south of Hull via the Humber Bridge, 18 miles west of Grimsby with the Ports of Hull and Immingham being 19 miles and 12 miles respectively. Humberside Airport is 3 miles away and there is a railway station at the nearby village of Barnetby which has regular connections to Doncaster. The property comprises 3 warehouse buildings all dating from the mid 1980s situated within a secure self-contained site of 2.62 hectares (6.47 acres). The warehouses have principally brick and block work walls with profile sheet cladding above and to the roof. Two of the warehouses have covered loading bays. Internally there is a mix of halogen and sodium lighting and Warehouse 3 has a sprinkler system. Part of the warehousing is also heated. Warehouse 3 is racked out.

There is an additional office building providing a mix of private and general offices, toilet facilities and canteen. There is ample circulation space including office car park. There is a pump house and external diesel storage facility.

Accommodation

The property has the following approximate gross internal floor areas:

Warehouse 1	3,657 sq m (39,350 sq ft)
	- eaves height 8.4 metres
Loading Bay	343.5 sq m (3,695 sq ft)
Warehouse 2	3,553.2 sq m (38,232 sq ft)
	- eaves height 6.2 metres
Warehouse 3	4,795.1 sq m (51,595 sq ft)
	- eaves height 9.7 metres
Loading Bay	361.0 sq m (3,883 sq ft)
Offices	237.4 sq m (2,554 sq ft)

Terms

The property is offered to let either as a whole or as individual buildings. Rent and lease terms to be by negotiation.

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Local Authority – North Lincolnshire Council.

Rateable Value - The property is assessed as 'Warehouse & Premises' within the valuation list with a rateable value of £243,000.

Services – Mains water, electricity and drainage are connected to the property. The agents confirm that the services have not been tested and prospective tenants are advised to check on the adequacy of these services for their purposes.

VAT – All prices expressed in these particulars are exclusive of VAT.

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 on line at www.leasingbusinesspremises.co.uk

Legal Costs - The incoming tenant will be responsible for the landlords legal costs incurred in respect of this transaction.

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