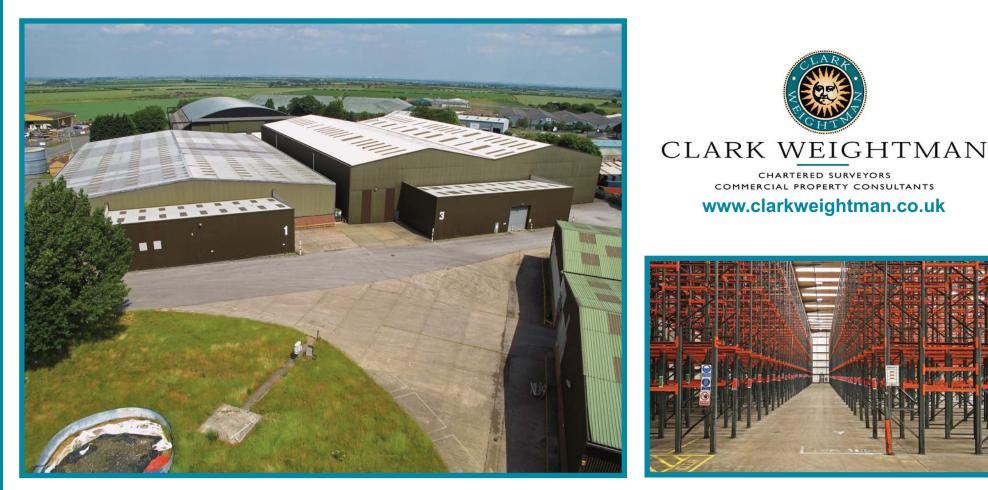
# **TO LET:** Warehouse & Distribution Complex, The Flarepath, Elsham Wold Industrial Estate, DN20 0SP



- 6.7 acre (2.72 hectare) warehouse/distribution complex Strategic location adjacent to A15

CHARTERED SURVEYORS

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)
	<ul> <li>eaves height 6.2 metres</li> </ul>
Warehouse 3	4,795.1 sq m (51,595 sq ft)
	<ul> <li>eaves height 9.7 metres</li> </ul>
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.

Carl Bradley/Andrew Clark Clark Weightman 20 The Weir, Hessle, HU13 0RU carlbradley@clarkweightman.co.uk andrewclark@clarkweightman.co.uk



01482 645522

www.clarkweightman.co.uk Fax: 01482 626848 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.leasingbusinesspremsies.co.uk

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

**Notice** - Clark Weightman Limited for themselves and for Vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatever in relation to this property.

