



260 MACAULAY  
STREET, GRIMSBY,  
DN31 2EP

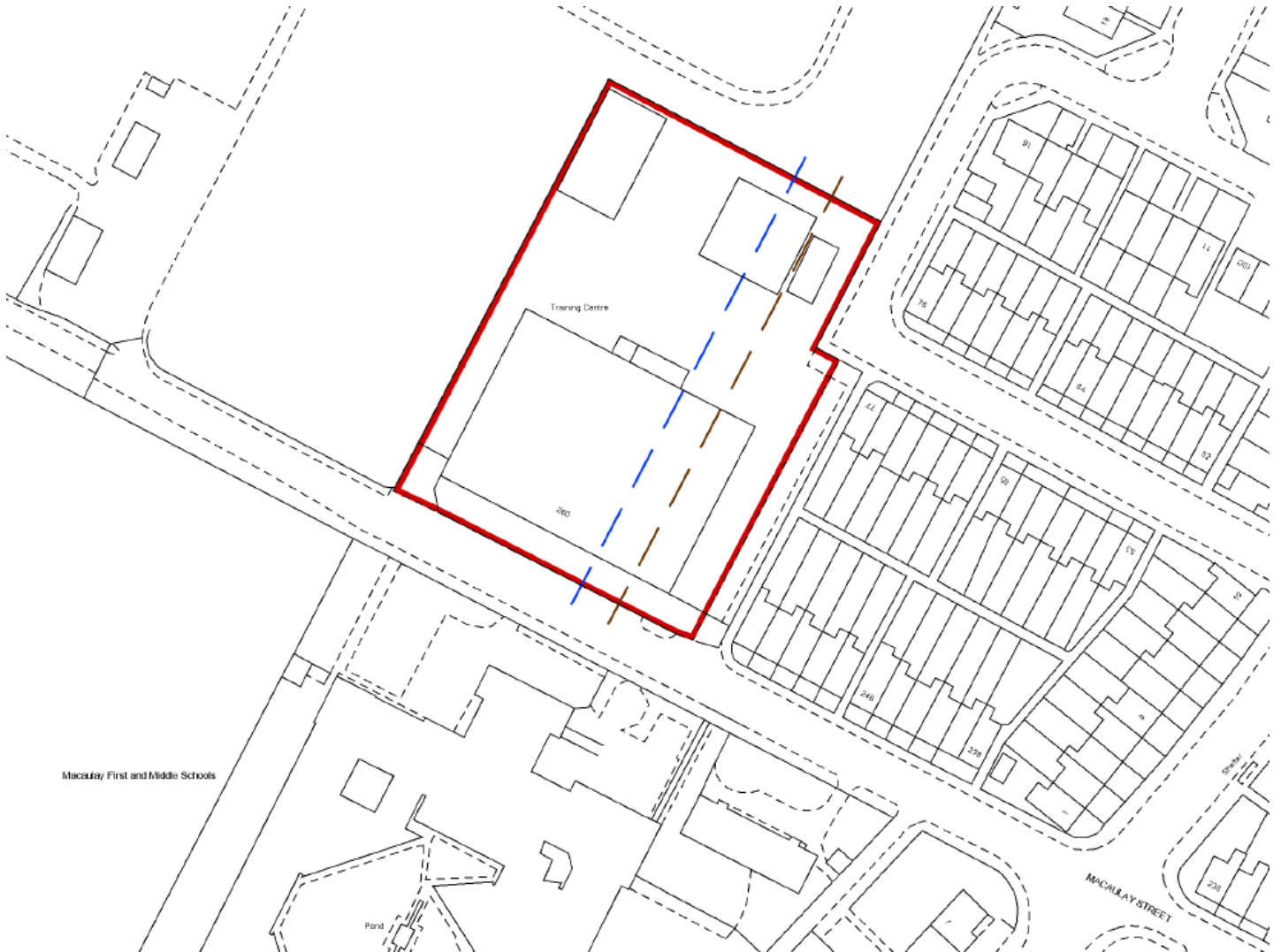
**FREEHOLD**

Plot Size: 1.23 acres

Building: 24,141 SQ FT (2,242.75 SQ M)

**FOR SALE**

## SITE PLAN



## LOCATION

The property is located on Macaulay Street, within close proximity of Grimsby Town Centre. Macaulay Street is accessed via Boulevard Avenue (A180) which is the main arterial route linking the area with the M180.

Surrounding land uses are predominantly residential with a primary school opposite and further residential development planned nearby.

## DESCRIPTION

The building comprises of mixed office and light industrial. There are three units set within a 1.23 acre site. The main unit is a two bay industrial unit with integral office accommodation, currently used as a training centre.

## ACCOMMODATION

| Floor Area               | sq ft  | sq m     |
|--------------------------|--------|----------|
| Ground – 1 <sup>st</sup> | 24,141 | 2,242.75 |
| Total                    | 24,141 | 2,242.75 |

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATES

Interested parties are advised to make their own enquiries.

## GUIDE PRICE

Expressions of interest are invited for this opportunity subject to any planning permission required.

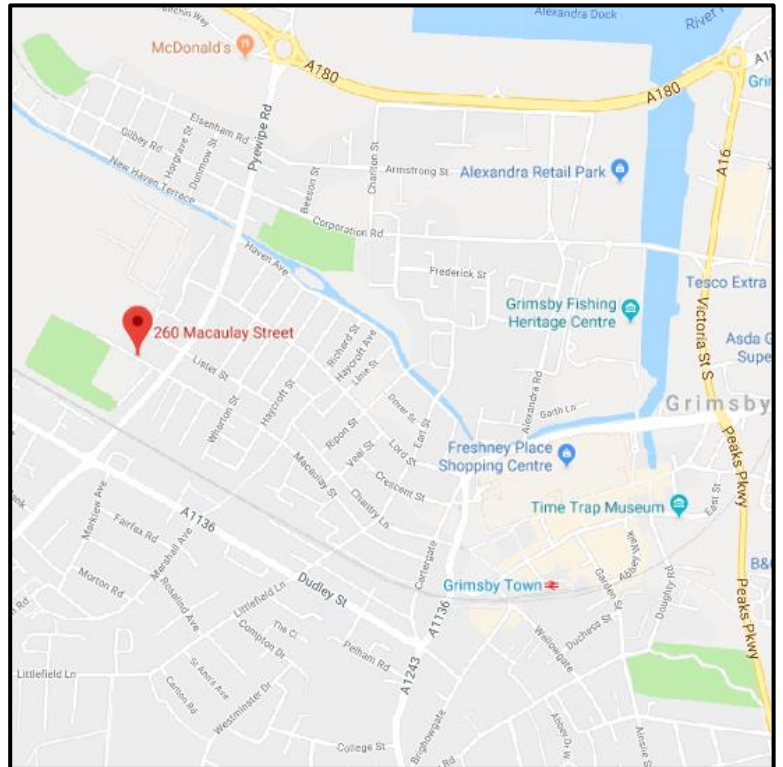
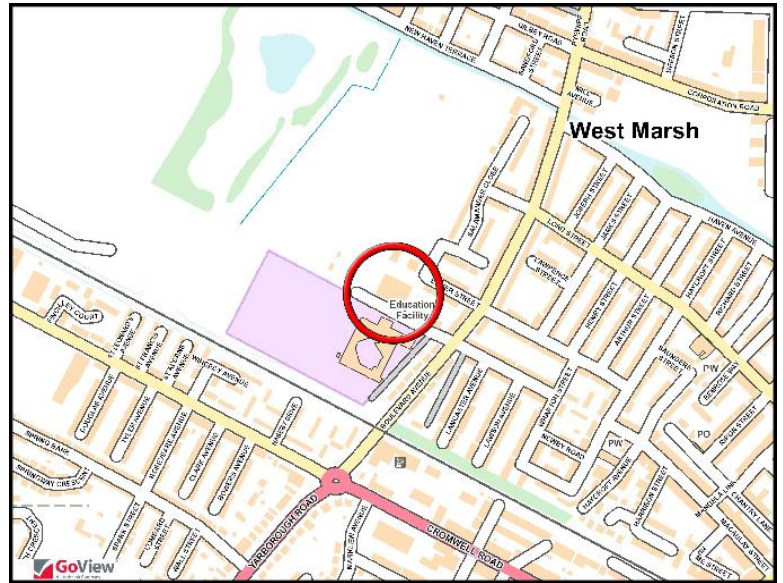
## EPC

An EPC Rating of E.

## VIEWING

Strictly by appointment through sole agents dohertybaines. Contact:

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Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. November 2018