

# TRADE COUNTER OPPORTUNITY

Unit 8, Skegness Trade Park, Holly Road, Skegness PE25 3AX



## RENT!

### £39,500 PER ANNUM

#### BRAND NEW STAND ALONE TRADE COUNTER/INDUSTRIAL UNIT LOCATED ON A THRIVING TRADE ESTATE

- 567 sq m (6,105 sq ft) with ample customer parking
- Excellent location adjoining the A52 main arterial route
- Established operators include Screwfix, Travis Perkins, Howdens, PTS & Jewson

#### Location:

Skegness is one of the main coastal resorts on the East Coast approximately 40 miles to the south-east of Grimsby and Lincoln respectively.

The town has a summer tourist catchment along with Ingoldmells in the region of 1.2 million residents and a permanent population of just under 20,000.

The development is located on the A52 trunk road on the outskirts of Skegness within the Wainfleet Industrial Estate. The estate adjoins Skegness Retail Park.

Other occupiers in the vicinity include Currys, B&Q, Halfords, Pizza Hut, Carpetright and Jewson. The site itself immediately neighbours Micronclean and MKM Building Supplies.

#### Description:

The unit is of modern steel portal frame construction comprising areas of brickwork, horizontal micro-rib cladding and vertical box profile sheet cladding.

Unit 8: 54.0m x 10.5m 567 sq m (6,105 sq ft)

The internal shell specification provides clear span accommodation with a minimum eaves height of 7m.

The new build development is available for occupation immediately.

The unit benefits from allocated staff and customer parking.

#### Service Charge:

The estate is subject to a service charge to cover the upkeep, maintenance and repair of any common parts of the property.

#### Planning:

The property has planning consent for B1 light industrial use.

#### Rates:

The properties will have a new rating assessment by the Valuation Office.

#### VAT:

Vat is applicable to the rent.

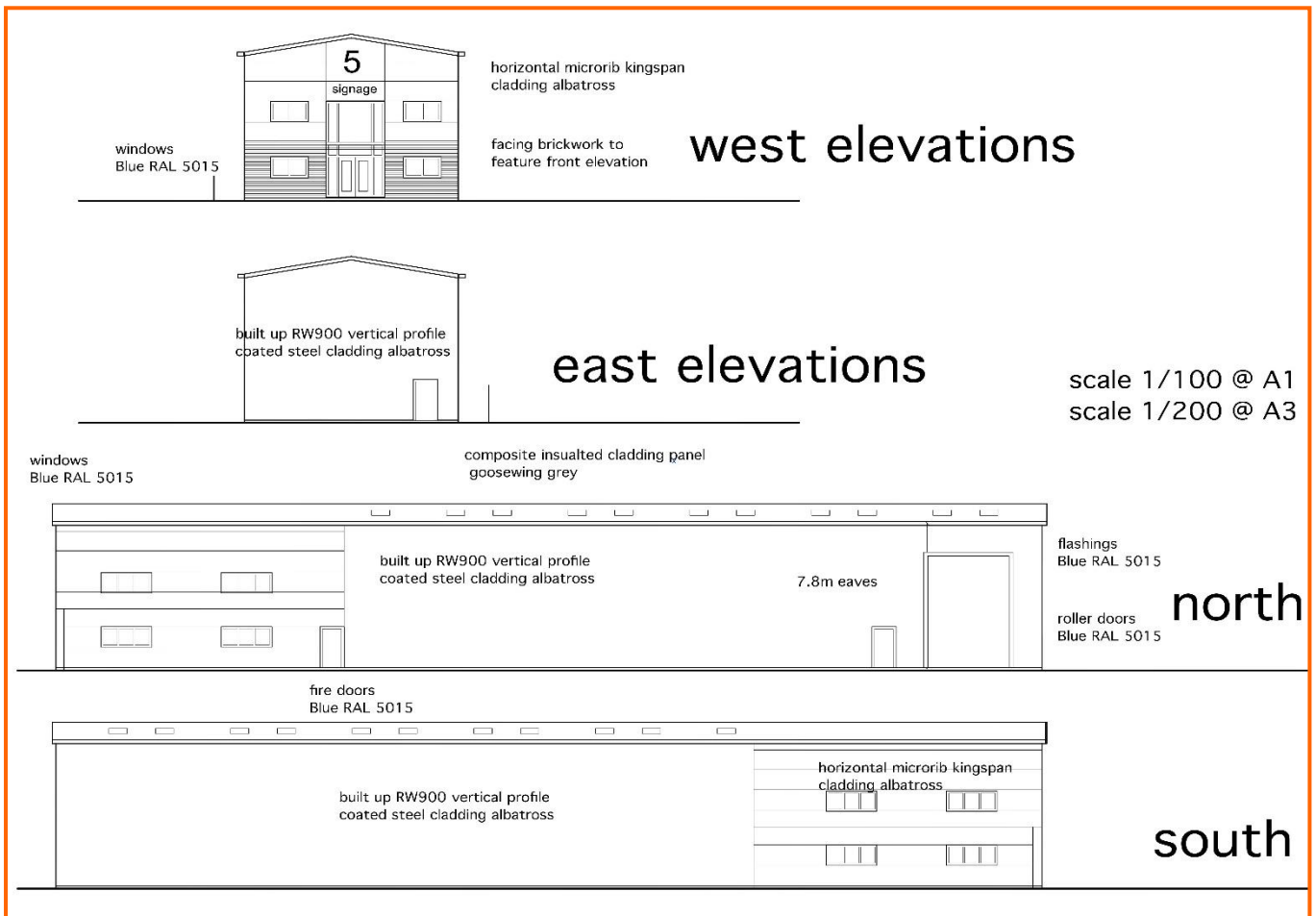
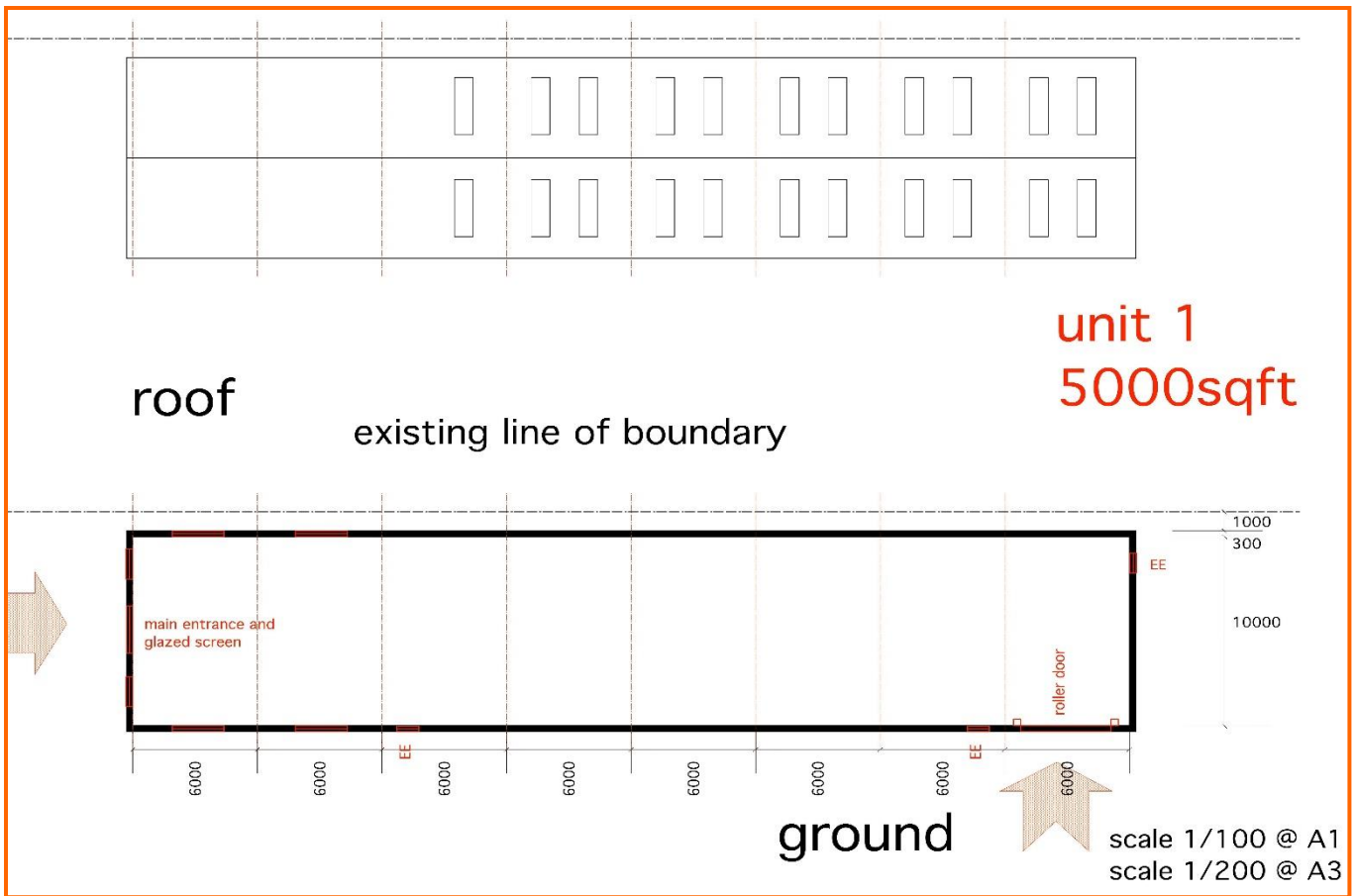
#### EPC:

Available upon request.

**Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)  
OR Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

**0115 950 6611**

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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.