FOR SALE DUE TO North Side, Alexandra Dock RELOCATION:- Grimsby DN31 3TD





CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

www.clarkweightman.co.uk



- Modern training/office premises
- Extending to 271.9 sq m (2,926 sq ft)

- 26 on site car parking spaces
- Secure site

Guide Price £75,000 for leasehold interest

North Side, Alexandra Dock, Grimsby DN31 3TD

The property is situated on North Side forming part of Associated British Ports Alexandra Dock complex. Access to the dock is gained from Moody Lane which in turn is accessed from the A180 motorway link road. On entering the Docks estate follow West Side Road and the property is on the right-hand side.

The port of Grimsby is located on the south bank of the country's busiest trading estuary, with Grimsby being a highly versatile port that is well placed to offer superb transport links and logistical services tailored to customers' specific requirements, providing a wide range of specialist port services and facilities. In addition Grimsby is the chief vehicle handling centre for the North, handling vehicles for leading motor manufacturers. Combined with Immingham the 2 ports are the UK's largest ports by tonnage. For further information about the locality please visit

The property itself comprises a modern single storey building of brick construction and tile roof and provides a main entrance and reception area, manager's office, 2 private offices, 3 training rooms, common room, kitchen and stores and ladies and gents WCs and shower rooms.

Externally there are 26 on site car parking spaces and the property is bounded by pallisade fencing. Access to the dock can also be made available. Our clients also own the adjoining boat sheds and it is their intention to retain these for their own use and agreement will need to be reached for access to the boat sheds. These could be made advailable by separate negotiation.

Accommodation

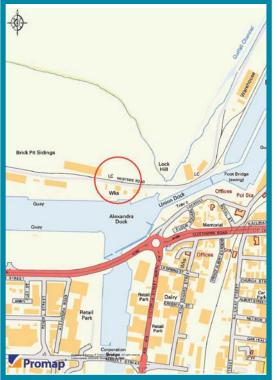
www.greatergrimsby.net.

The offices and training rooms have a net internal area of 271.9 sq m (2,926 sq ft).

Terms

The property is being offered for sale at a guide price of £75,000 for the leasehold interest.

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www.clarkweightman.co.uk Fax: 01482 626848 Local Authority - North East Lincolnshire Council

Rateable Value - This may need to be reassessed depending on the future use of the property.

Services - Mains water, electricity and drains are connected to the property. The property also benefits from an oil fired central heating system. The agents confirm that the services have not been tested and prospective purchasers are advised to check on the adequacy of these services for their purposes.

EPC - The property has an EPC Rating D. A copy can be obtained from the Agents office.

Tenure - The property is leasehold and is held by way of a lease for a term of 25 years from 24 February 1997. The current ground rent is £18,500 per annum and the lease is subject to 3-yearly rent reviews. The ground rent will need to be apportioned to reflect the fact that our clients are retaining the boat shed.

Legal Costs - Each party will be responsible for their own legal costs incurred.

VAT - All prices expressed in these particulars are exclusive of VAT. The Agents would be pleased to confirm whether or not VAT is applicable to 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



