

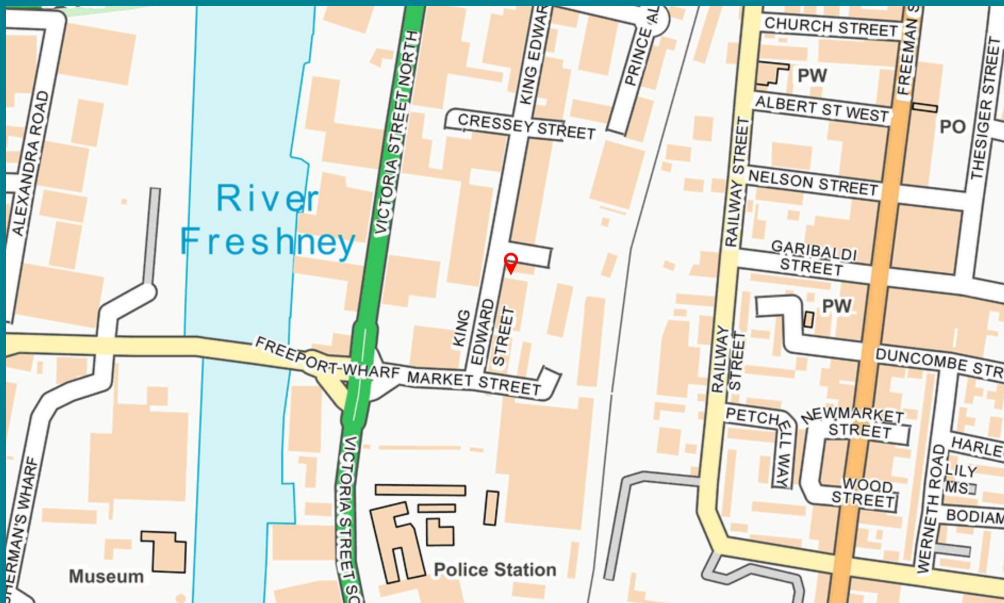
TO LET - KING EDWARD STREET, GRIMSBY, DN31 3JP



COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES





Industrial / warehouse premises with offices

**1,066 sq m (11,472 sq ft) on two floors with
1,000kg goods lift**

Forecourt parking and loading

**Well located for town centre, docks and
motorway link road**

Available on new lease £35,000 pa exclusive

LOCATION

The property is situated on the eastern side of King Edward Street in Grimsby. This is a mixed use area to the immediate north of the main town centre with King Edward Street running parallel to Victoria Street. The property benefits from good access to the docks, A180 motorway link road, town centre and other industrial areas. Nearby occupiers include Lees Furnishers, Docks Beers, Tesco and the Enterprise Village.

The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the renewables sector.

DESCRIPTION

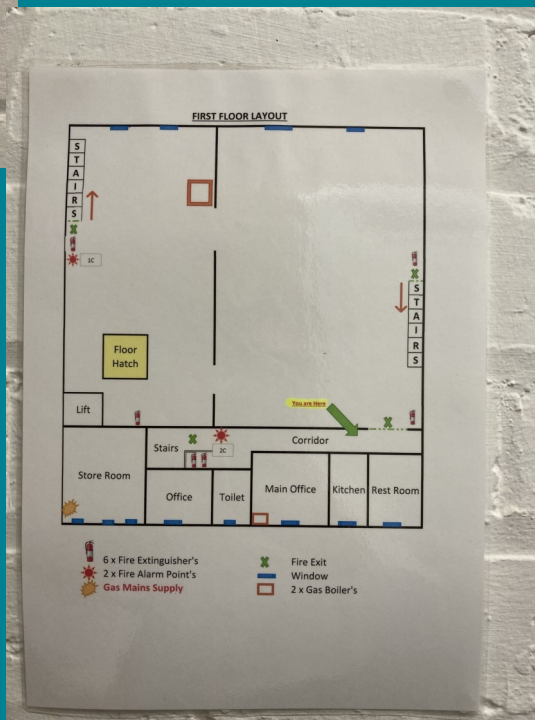
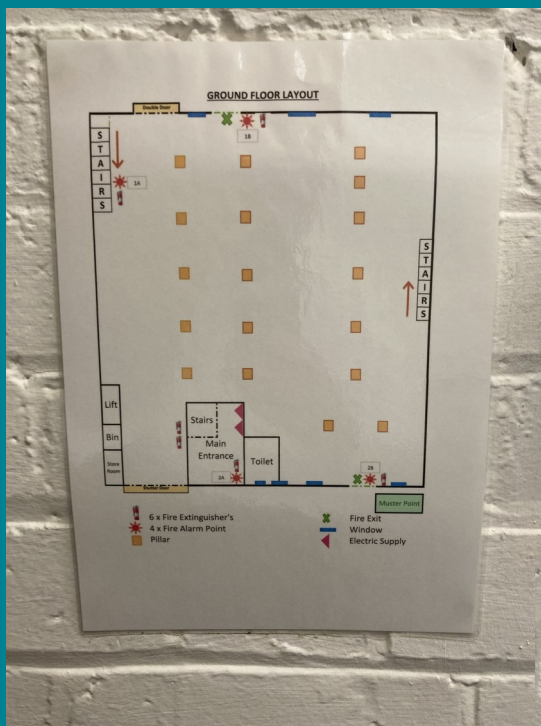
The property comprises a two storey industrial / warehouse premises extending in total to 1,066 sq m (11,472 sq ft). The property dates from the early 1960's and is of traditional brick construction under a pitched sheet roof. The first floor is of concrete slab construction supported on steel columns. The property was fully refurbished around four years ago. The building has most recently been used for storage purposes and has a 600 pallet capacity at ground floor and 400 pallet capacity at first floor. There is a 1,000kg goods lift. The building benefits from a full height roller shutter access door to the front elevation. At first floor level there is a range of office and staffrooms with a further works WC at ground floor level. There is a gas fired warm air blower. There is also a secure gas bottle store. There is a small enclosed yard area to the rear of the property along with forecourt parking.

Factory layout plans are included within these marketing particulars.



liked.weedy.comic





NOTICE— All images contained in these particulars are for illustrative purposes only. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of 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 should not rely on them as statements or representation 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 whatsoever in relation to this property.

ACCOMMODATION

Ground Floor - 526.87 sq m (5,671 sq ft)

First Floor - 539.13 sq m (5,801 sq ft).

ADDITIONAL INFORMATION

Terms: The property is available by way of a new full repairing and insuring lease at a rent of £35,000pa. The length of lease by negotiation.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: North East Lincolnshire Council.

Rateable Value: £17,000

EPC: The property has an EPC Rating D (79).

Services: All mains services, including three phase electricity, are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: TBC

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

VIEWING AND FURTHER INFORMATION

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 21/124

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk



**01482
645522**

Chartered Surveyors and
Commercial Property Consultants

www.clarkweightman.co.uk