



## Trade Counter/Industrial Warehouse Unit in Popular Commercial Location

4,351 Sq Ft (404.21 Sq M)

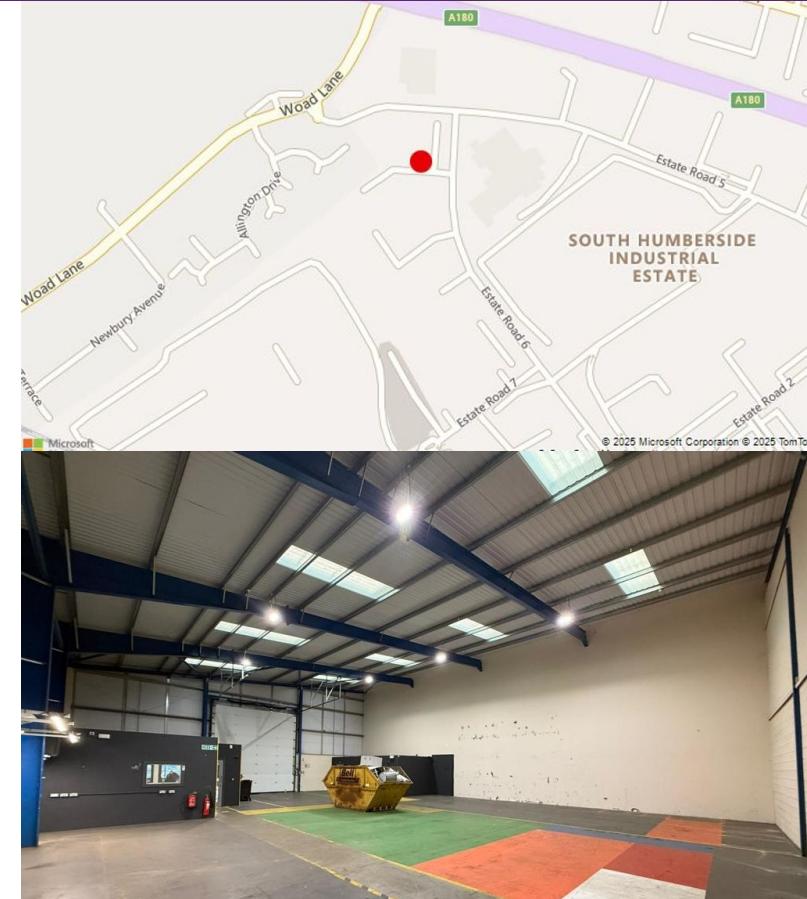
- Available Now
- 3 Minutes Drive to A180
- Level Access Loading

# Trade Counter/Industrial Warehouse Unit in Popular Commercial Location

## 4,351 Sq Ft (404.21 Sq M)

### Location

The property is located on Estate Road 6 within the established South Humberside Industrial Estate, Grimsby. It offers excellent access to the A180, situated just 600 metres (around a 3-minute drive) from the premises. Nearby occupiers include DFDS, Viking Hardware, and Marshalls Auto.



### Description

The property is of steel portal frame construction with brick and block elevations, which have been overclad. The unit is currently fitted out as a trade counter, which can be retained or removed to suit an incoming occupier's requirements. Externally, the property benefits from 16 dedicated car parking spaces.

#### Key Features:

- Power assisted level access loading
- LED lighting throughout
- Three phase power supply
- 16 on site parking spaces
- Fire alarm system
- 10% translucent roof panels
- Office Accommodation
- Kitchenette and WC facilities

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,530	327.94
Trade Counter & Office	561	52.12
Amenity	260	24.15
<b>TOTAL</b>	<b>4,351 SQ FT</b>	<b>404.21 SQ M</b>

### Terms

The premises are available immediately by way of an assignment or sublease. The current passing rent is £27,500 per annum, with the lease expiring on 28 September 2027. A new lease may be available by negotiation directly with the landlord.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The current rateable value for the property is £20,500 (1 April 2023 to present).

### EPC Rating

The EPC rating for the property is C - 70.

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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