



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

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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
TOTAL	4,351 SQ FT	404.21 SQ M

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

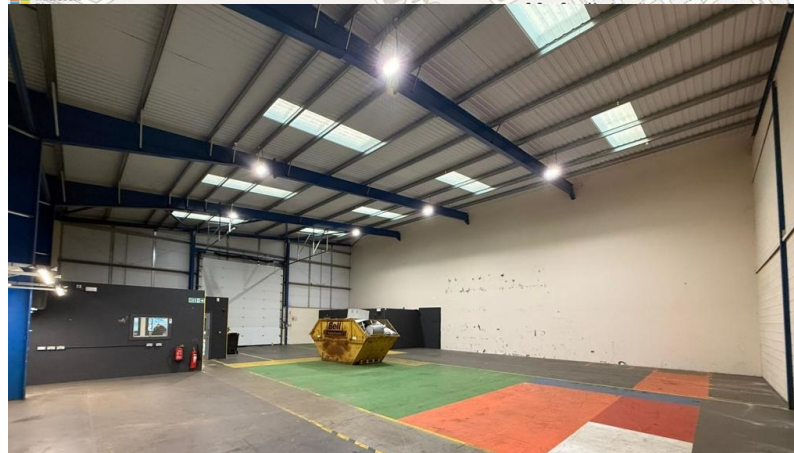
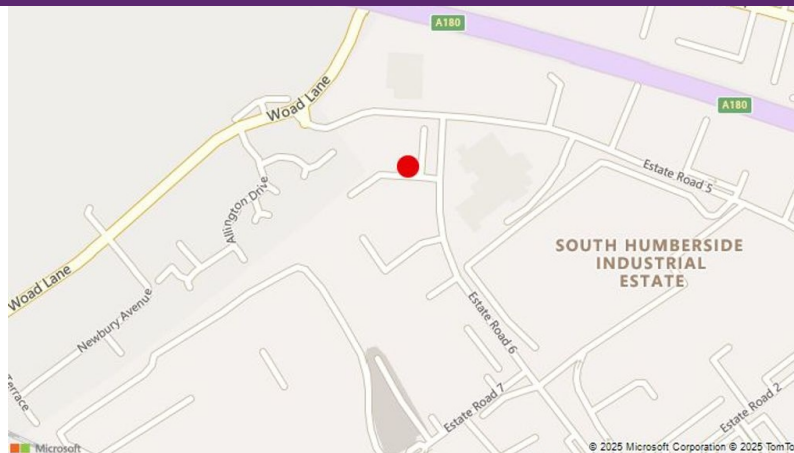
All figures are quoted exclusive of VAT at the prevailing rate.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Sean Bremner MRICS
T: 0115 896 6611
M: 07541 505 980
E: sean@cpp.uk
Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

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