

Estate Road No 1
Grimsby, DN31 2TB

TO LET

**Workshop, Offices & Large Yard
- May Split**

Positioned on the established South
Humberside Industrial Estate

Good quality workshop and offices
extending to approx. 329.7 sq m
(3,550 sq ft)

Fully secured, tarmac surfaced yard

Total site area of 0.8 acres (0.33 ha)

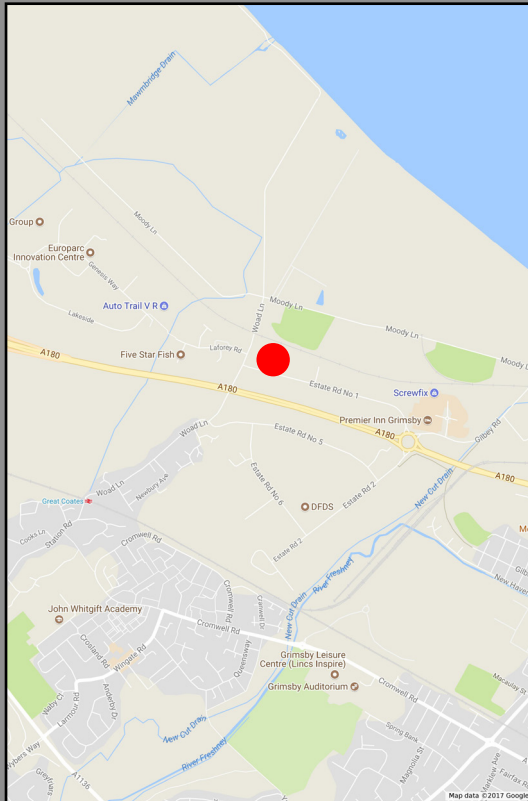
**Guide Rent £23,500 p.a.
for the whole**

Scotts
01472 267000



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LOCATION/DESCRIPTION

The property occupies a prominent position on the corner of Estate Road 1 and Estate Road 4 on the popular South Humberside Industrial Estate. Access to the A180 dual-carriageway is approximately 500 m to the east and the property is generally considered to be in a strongly established industrial area.

The property comprises an office and workshop complex with substantial yard and car parking. The workshop is built of steel portal frame with profile sheet cladding to the walls and roof and two full height roller-shutter doors in the eastern elevation. Single-storey offices are of brick-and-block construction under a pitched tiled roof with UPVc double-glazing throughout.

The yard is tarmac surfaced and is accessed directly from Estate Road 4. The car parking area is immediately adjacent along the southern boundary of the site. The property is fenced to all boundaries.

ACCOMMODATION

Workshop	237.1 sq m	(2,552 sq ft)
Offices	92.6 sq m	(998 sq ft)
Total Site Area	0.33 Ha	(0.8 Acres)

DISPOSAL/LEASE TERMS

The premises are available To Let at an initial rent of £23,500 per annum on a Full Repairing and Insuring lease for a term of years to be agreed with periodic rent reviews.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We understand the assessment has been split into three separate hereditaments. Detailed as follows: £5,400, £2,750 and £7,000.

Should the property be leased to a single occupier then it may need to be re-assessed for rating purposes.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm ed@scotts-property.co.uk 07802 927280

Offices: Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6467**

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