

TO LET



**UNIT 10, BIRCHIN WAY
GRIMSBY, DN31 2SG**

**Light industrial / trade counter unit
Extending to 112.0 sq m (1,206 sq ft)
Neighbours include Howdens & Total Signs
Loading and parking areas on the estate
Available on new lease: £8,000 pa exclusive**

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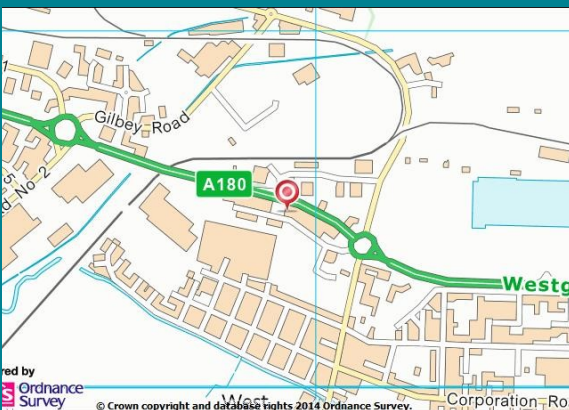
LOCATION

The property comprises a mid terraced unit situated within this popular light industrial / trading estate fronting Birchin Way and close to the junction with the A180 and Pyewipe Road. Other nearby occupiers include Total Signs, Howdens and Edmundson Electrical. Across the road from the estate is Wickes, McDonalds, KFS, Costa, Subway and Humberside Police.

The estate is situated on the western outskirts of Grimsby and backs on to the A180 offering good signage opportunities, subject to obtaining the necessary consents. The main town centre is 1.5 miles away.

DESCRIPTION

The property comprises a modern light industrial / trade counter unit. It is of steel portal frame construction under a pitched roof with translucent panels offering good levels of natural light. The eaves height is 4.72m (15'6"). The unit is rectangular in shape and benefits from a full height roller shutter door together with a separate upvc framed glazed entrance door with glazed side panel. The unit benefits from fluorescent lighting and the rear fire door has an internal security shutter. There is a small WC block close to the front of the unit. Externally the unit benefits from shared car parking area with the estate and there is a loading area in front of the main access door. Please note that motor trade uses are not permitted on this estate.



ACCOMMODATION

Gross Internal Area 112.0 sq m (1,206 sq ft)

TERMS

The property is being offered to let by way of a new lease at a rent of £8,000 per annum exclusive. The length of lease by negotiation but subject to a minimum term of three years. The lease will be effectively on a full repairing and insuring basis. The estate service charge is currently £796.96 plus VAT and the annual buildings insurance is estimated at £341 plus VAT (subject to proposed use / risk assessment).

ADDITIONAL INFORMATION

- ◆ Additional photographs are available to view on our website.
- ◆ The Local Authority is North East Lincolnshire Council.
- ◆ The shop has a rateable value of £4,800 (workshop and premises)
- ◆ The Energy Performance Asset Ratings is TBC
- ◆ Mains water, three phase electricity and drainage are connected to the property. Please note that none of the services have been tested as prospective tenants are advised to check the suitability of the services for their proposed use.
- ◆ All prices expressed in these particulars are exclusive of VAT. VAT is applicable to this transaction.
- ◆ The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.
- ◆ Viewing is strictly by appointment with the Agents.

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