

**ALL ENQUIRIES**  
**TERMINAL ONE, NORTH MOSS LANE**  
**STALLINGBOROUGH, DN41 8DD**







## **SUBSTANTIAL WAREHOUSE AND DISTRIBUTION PREMISES**

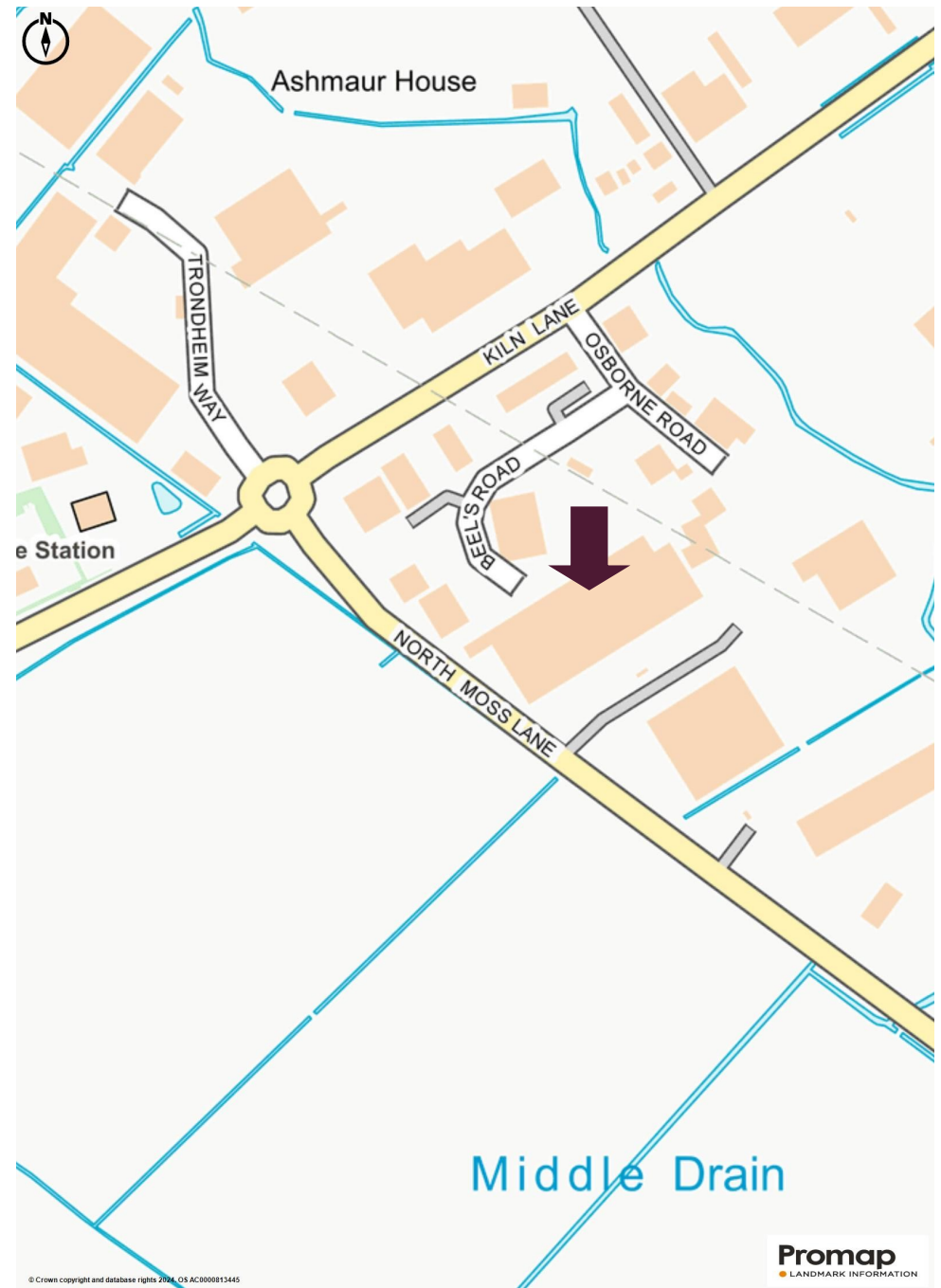
**GOOD ROAD ACCESS TO A180 MOTORWAY LINK ROAD AND TO IMMINGHAM DOCK**

**CLEAR EAVES HEIGHT OF 7.9M APPROX.**

**CURRENT INCOME OF £12,000 PER ANNUM FROM THE OFFICE ACCOMMODATION**

**TOTAL SITE AREA APPROX. 1.64 HA (4.177 ACRES)**

**RARE OPPORTUNITY TO PURCHASE FREEHOLD  
£2.5 MILLION OR AVAILABLE ON NEW LEASE AT  
£270,000 PER ANNUM EXCLUSIVE**



LOCATION

Stallingborough is a North East Lincolnshire village comprising of two component parts, being a rural residential village and also an industrial area adjoining Immingham Dock, the two areas are effectively divided by the A180. Stallingborough is located approximately 7 miles to the north west of Grimsby town centre.

The property is located on the north side of North Moss Lane, close to its junction with Kiln Lane (A1173), forming part of the popular and well-established Kiln Lane Industrial Estate area. The location benefits from good road links to the A1173, A180, A160 dual carriageway which in turn provide a direct link to the M180 and national motorway network. The ports of Immingham and Grimsby are also located in close proximity, together with Humberside Airport at Kirmington.

DESCRIPTION

The property comprises a substantial detached warehouse property, being of steel portal frame construction, constructed by way of four interconnecting bays to an eaves height of approximately 7.9m. The property is currently subdivided to provide two separate areas, albeit the dividing wall is non structural and capable of being removed, if required. The property benefits from fitted lighting, fire and security alarms and is enclosed by way of single skin profile steel sheet cladding to the walls and pitched roof above, the latter incorporating certain translucent panels to provide natural light. The property further benefits from three phase electricity with 4 no ground level goods access doors, all of which are to the rear elevation.

To the front of the property, adjacent to the warehouse, there is a two-storey office building, being of cavity brick/blockwork construction, surmounted by a pitched interlocking concrete tiled roof. The office accommodation benefits from UPVC double glazed windows and doors. The accommodation is divided to provide a range of private and general offices together with kitchen and staff facilities.

Externally the property benefits a securely fenced/surfaced yard area serving the warehouse whilst there is an addition a surfaced car parking area to the front adjacent to the office which has a barriered entrance.

ACCOMMODATION

Ground floor offices	109.95 sq m	(1,183 sq ft)
First floor offices	111.99 sq m	(1,205 sq ft)
Warehouse	9,180.24 sq m	(98,780 sq ft)
Total	9,402.2 sq m	(101,168 sq ft)



## TENURE

We are advised that the premises are freehold and the warehouse will be conveyed with the benefit of vacant possession with the exception of the two storey offices which are presently let to Smeets Ferry UK Limited by way of a 3 year full repairing and insuring lease which is subject to reference of a photographic schedule of condition. The lease is excluded from the provisions of security of tenure under the Landlord and Tenant Act 1954. The rent payable is £12,000 per annum exclusive of rates, VAT and all other outgoings payable monthly in advance. The lease commenced on the 10th January 2022.

## ENERGY PERFORMANCE CERTIFICATES

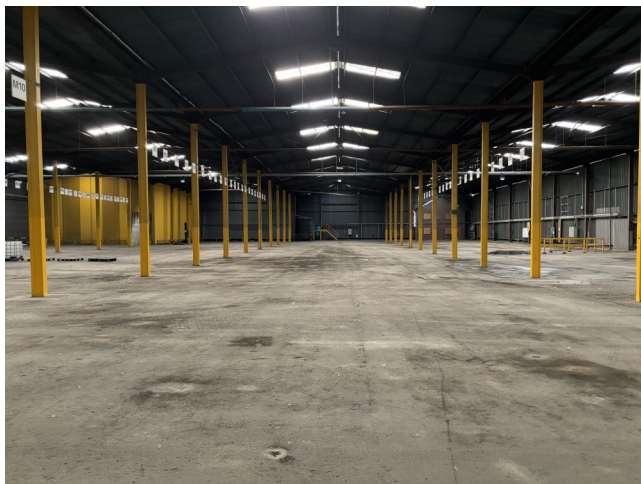
The office building has an EPC rating of E (102) Warehouse. There is no requirement to provide an EPC as the warehouse accommodation which is deemed to be exempt from the requirement to prepare an EPC.

## BUSINESS RATES

The property is currently assessed by way of the following 2023 rating assessments:

Warehouse and Premises £123,000

Office Premises £8,800



## TERMS

The warehouse and yard are available by way of a new lease at an initial rent of £270,000 per annum exclusive. The lease will be granted on a full repairing and insuring basis.

The length of lease by negotiation.

Short term leases will be considered.

Alternatively the whole premises are available for sale at a guide price of £2,500,000.

All rents and prices are expressed exclusive of VAT.

We are awaiting confirmation from our clients as to whether VAT is applicable to this transaction.

### For further information and viewings:-

Carl Bradley - Director  
07971 875863 | [carlbradley@clarkweightman.co.uk](mailto:carlbradley@clarkweightman.co.uk)

Duncan Willey - Divisional Director  
07710 344602 | [duncan.willey@pph-commercial.co.uk](mailto:duncan.willey@pph-commercial.co.uk)



20 The Weir  
Hessle, HU13 0RU  
**01482 645522** [clarkweightman.co.uk](http://clarkweightman.co.uk)



Europarc, Innovation Way  
Grimsby, North East Lincolnshire, DN37 9TT  
**01472 267513** [pph-commercial.co.uk](http://pph-commercial.co.uk)

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