



# Surplus Showroom, Warehouse/Workshop Premises & Land, Corporation Road, Grimsby, North East Lincolnshire, DN31 1UH

To Let Showroom/Trade Counter Premises from  
270 sq m (2,900 sq ft) to 3,444 sq m (37,068 sq ft)



## Summary

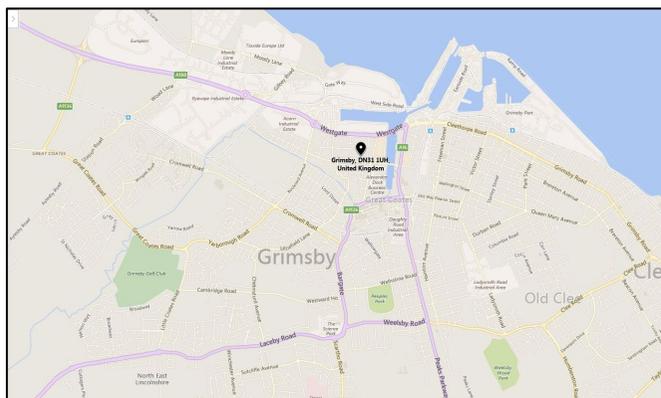
- Good quality showroom/trade counter and warehouse/workshop premises from 270 sq m (2,906 sq ft) to 3,444 sq m (37,068 sq ft) approx.
- Would suit a variety of retail, trade counter or other uses, subject to consent.
- Popular and visible location with good road access.

## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The surplus land and accommodation form part of the existing Hartwell Plc motor vehicle dealership premises and benefitting from extensive road frontage to Corporation Road. Located approximately 1 mile to the west of Grimsby town centre but benefitting from good road access to the docks and A180/M180.



## Description

The property comprises of a number of interconnected showroom premises which are capable of being sub-divided to provide up to three separate showroom/trade counter facilities, if required.

The showroom facilities have been finished to a good standard incorporating suspended ceilings with fitted lighting, tiled floors with fully glazed windows together with steps and a vehicle access ramp to the front elevation.

Externally, to the front elevation extensive parking/forecourt areas can be provided with the showroom/trade counter areas access directly from Corporation Road.

There are two interconnecting warehouse/workshop areas with fitted lighting and various access doors. Unit 3 also benefits from a mezzanine storage area. The accommodation will benefit from allocated parking and servicing facilities.

There is also a 1 acre development site available to the front south western corner of the site. Our clients would be willing to consider development by way of a 'Design & Build' arrangement to meet a suitable occupier's requirements. Alternatively, consideration will be given to letting the site for open storage.

## Accommodation

The surplus accommodation provides the following approximate areas which have been measured on a gross internal area basis

	Sq m	Sq ft
Workshop/Warehouse Unit 2	1,711	18,417
Workshop/Parts Store Unit 3		
Ground Floor	492	5,295
First Floor – Mezzanine	246	2,647
Unit 4 – Showroom, Offices & WC	417.64	4,464
Unit 5 – Showroom	273.75	2,906
Unit 6 – Showroom	245	2,637
<b>Total Accommodation</b>	<b>3,444</b>	<b>37,068</b>

	Ha	Acre
Development Site	0.405	1

## Terms

The accommodation is available To Let, subject to the following terms and conditions.

## Rent

By negotiation.

The rents will be exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance.

## Lease Term

By negotiation.

## Service Charge

The Tenant(s) will be required to contribute towards the service charge levied in respect of the future repair, maintenance and upkeep to the common parts of the site. Further details are available from the sole agent.

## Business Rates

The Tenant(s) will be responsible for the payment of business rates. The premises currently form part of a larger assessment and therefore will need to be re-assessed for rating purposes.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the local authority or Valuation Office Agency directly.

## Contacts

### Duncan Willey

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### Joint Agent

**Daniel Cook BSc (Hons) FRICS**  
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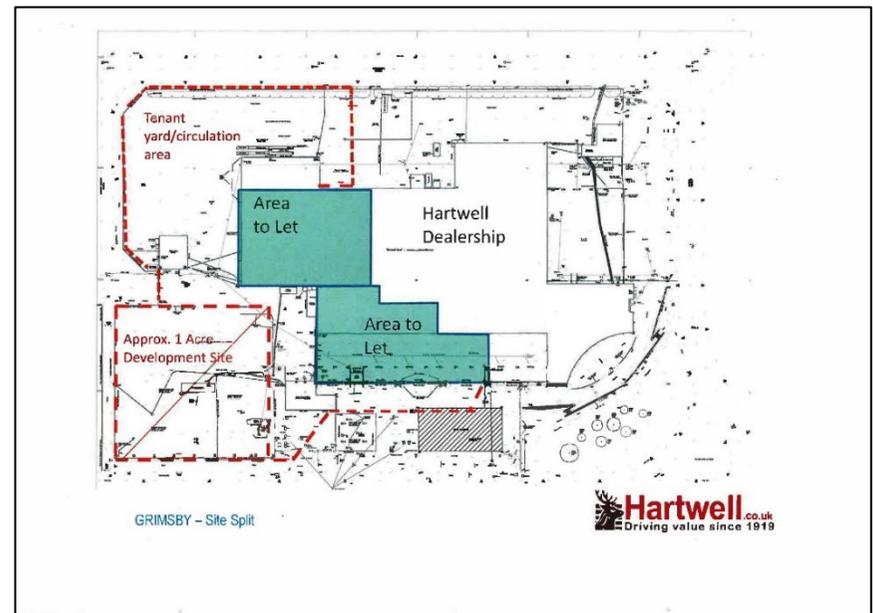
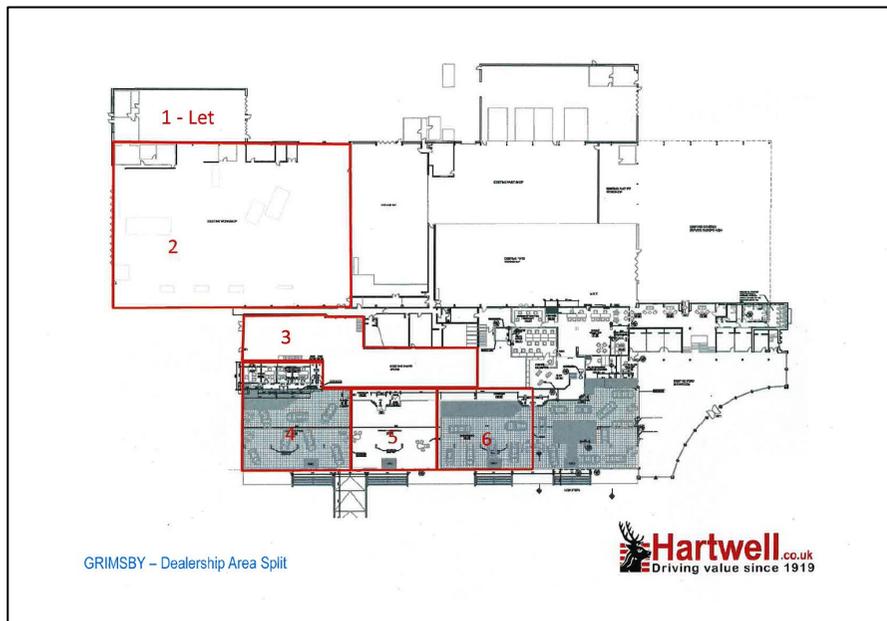
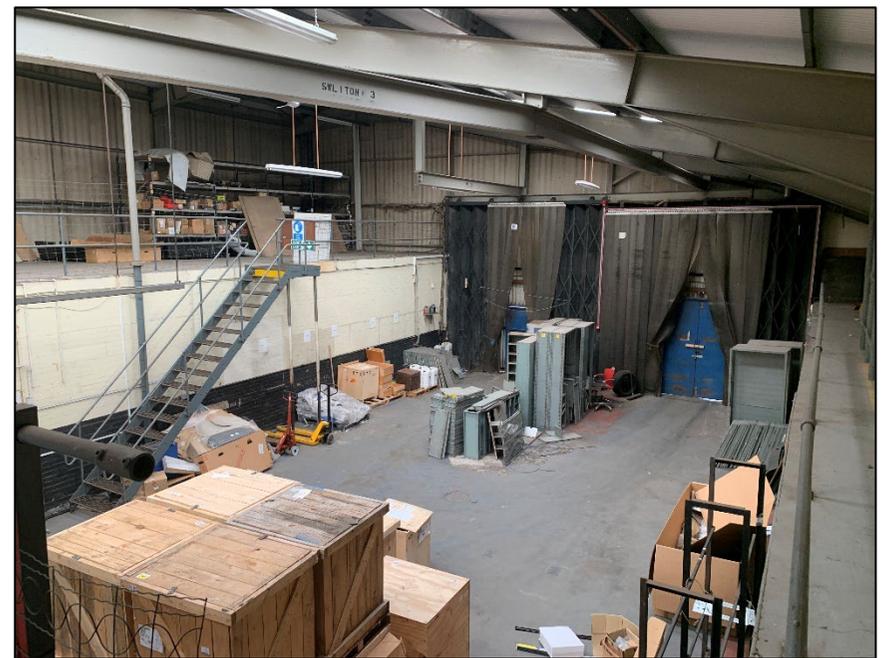


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