



Drawing Court, Gilbey Road, Grimsby,
North East Lincolnshire, DN31 2TN
Industrial Units To Let from 77.28 sq m (832 sq ft) approx.



Summary

- Modern self-contained industrial units from 77.28 sq m (832 sq ft) approx.
- Popular accessible location close to the A180 and Grimsby docks.
- Would suit a variety of business uses, subject to consent.
- Available for occupation upon a new lease.

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 Humberside 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).



Description

The Drawing Court comprises a mixed modern office and industrial development situated to the south of Gilbey Road close to its junction with the A180.

The industrial units are single storey, being of steel frame construction having mixed brick/blockwork walls with insulated flat panelled cladding to the external elevations and to the pitched roof above.

The units have their own personnel door, WC, kitchen and roller shutter access door together with external security shutters and designated parking/servicing immediately to the front elevation.

Units 3 & 4 are currently connected and could therefore be let separately or together to create a larger space.

Accommodation

The units provide the following approximate accommodation which have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measurement Practice.

	Sq m	Sq ft
Unit 2		
Workshop/Warehouse	77.28	832
Unit 3		
Workshop/Warehouse	77.28	832
Unit 4		
Workshop/Warehouse	77.28	832
Unit 5		
Workshop/Warehouse	77.28	832

Terms

The units are available To Let, subject to the following terms and conditions.

Rent

The commencing rent per unit will be £7,500 per annum, exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by bankers standing order.

Lease Term

The units are available by way of a new lease, term by negotiation.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual property insurance premium applicable thereto.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the Drawing Court development.

EPC

Unit 2

E112

Unit 3

TBC

Unit 4

TBC

Unit 5

E108

A copy of the Certificates and Recommendation Reports will be available on request.

Business Rates

The Tenant will be responsible for the payment of business rates through the Local Authority, being North East Lincolnshire Council. Enquiries made through the Valuation Office Agency website reveal that the premises currently attract a 2023 rating list assessment of:

Unit 2 - £6,100 (Workshop & Premises)

Unit 3 - £5,200 (Warehouse & Premises)

Unit 4 - £5,200 (Store & Premises)

Unit 5 - £ 5,200 (Store & Premises)

The above figures are subject to the current uniform business rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

Virtual Tour

Click or scan the QR code to view a virtual tour of the subject premises.

Unit 3



Unit 4



Contacts

Tom Johnson

01724 294940 | 07955 267503

tom.johnson@pph-commercial.co.uk



Duncan Willey

01724 294946 | 07710 344602

duncan.willey@pph-commercial.co.uk



Date: June 2025 File Ref: 16796

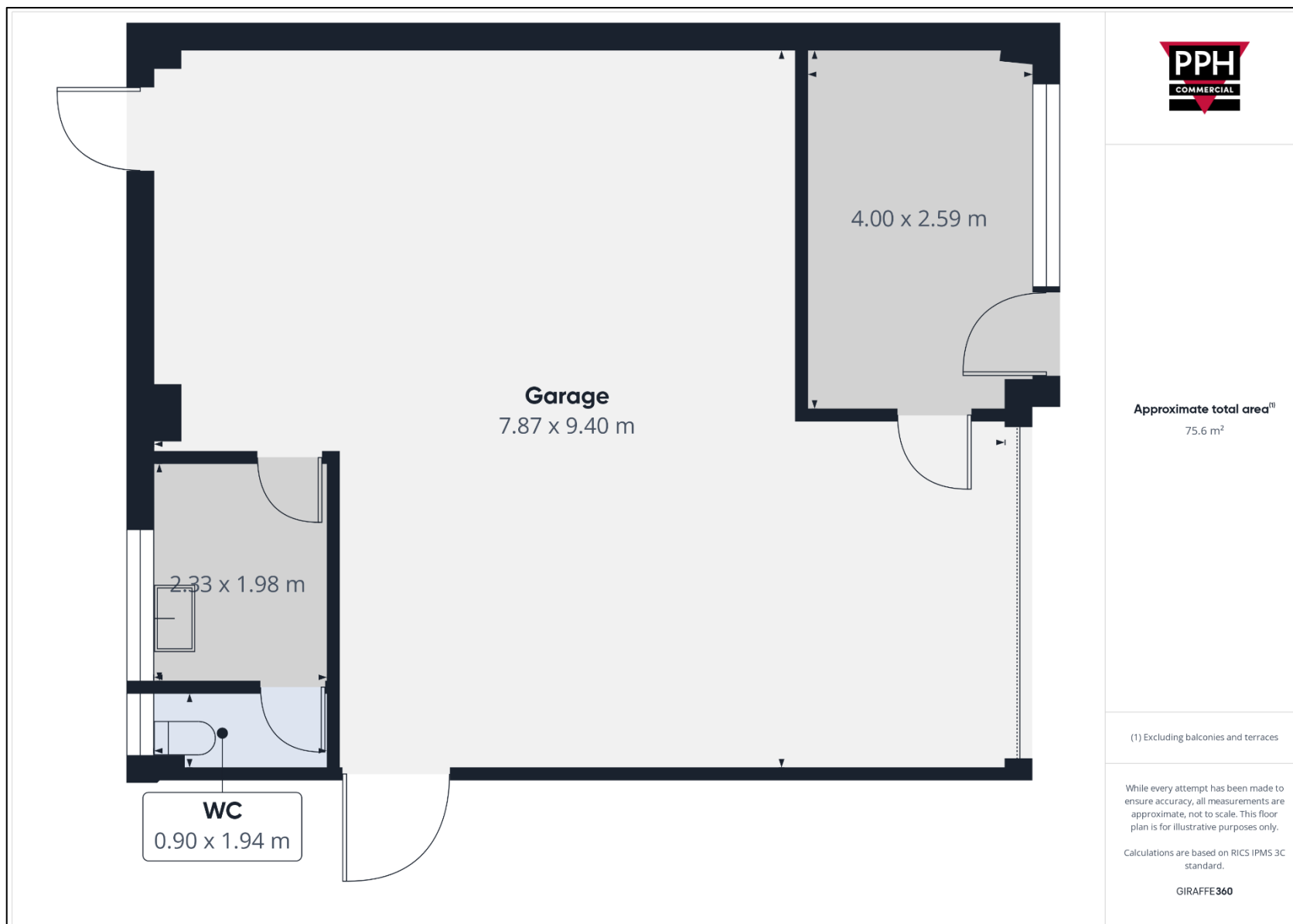


Europarc, Innovation Way
Grimsby, North East Lincolnshire, DN37 9TT
01472 267513 pph-commercial.co.uk

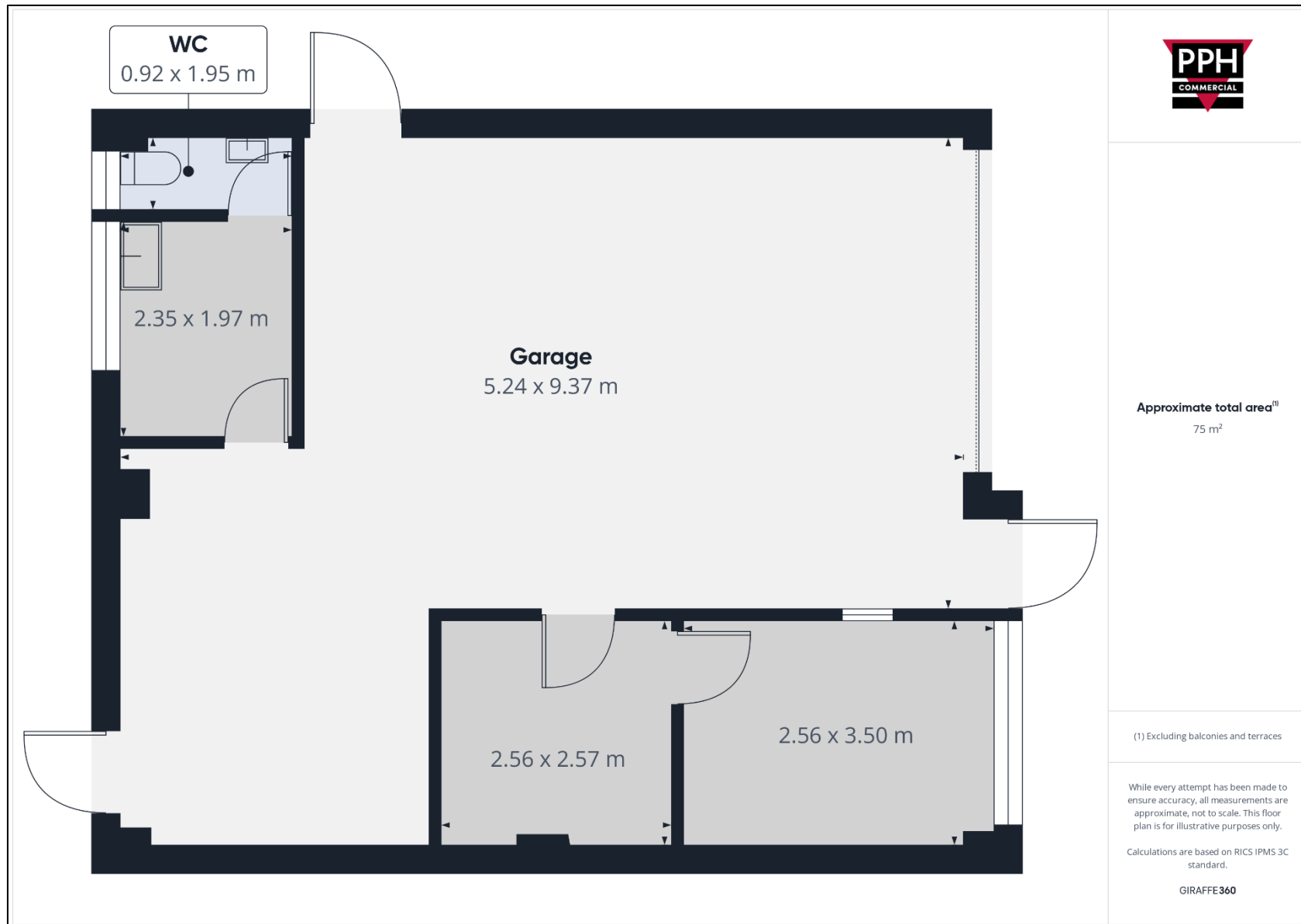
PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.





Unit 3



Unit 4