



**Units, Block 4, Kiln Lane Trading Estate, Kiln Lane,  
Stallingborough, North East Lincolnshire, DN41 8DY**  
Industrial Premises To Let from 172.61 sq m (1,858 sq ft) to  
349.22 sq m (3,759 sq ft) approx.





## Summary

- Self-contained industrial premises from 172.61 sq m (1,858 sq ft) to 349.22 sq m (3,759 sq ft) approx.
- Industrial premises with three phase electricity, fitted lighting and WC.
- Available upon a new Lease.
- Subject to a variety of uses, subject to consent.

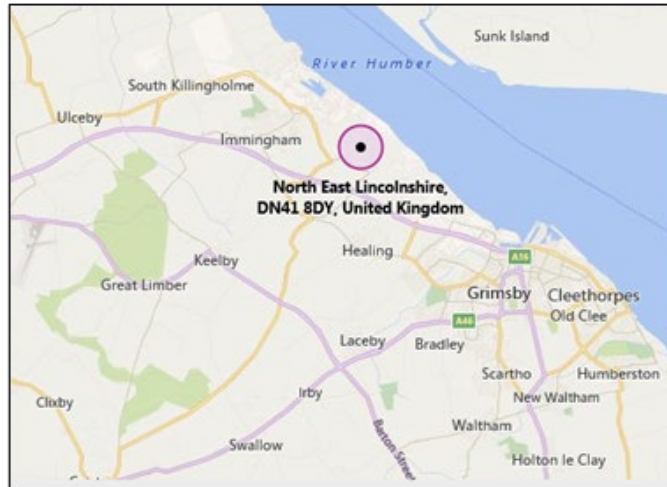
## Location

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 combined Humber Ports boasts the UK's largest multi-purpose ports complex serving the north and handle more than 65 million tonnes of cargo annually having close links to Europe and Scandinavia, whilst Immingham's rail infrastructure handles more than 260 rail freight movements per week. The area has seen increased activity through the Port and also expansion of the petro-chemical industries along the Humber Estuary. In addition, the Humber is leading the way in the renewable energies sector with around £2.5 billion being invested in wind, tidal, bio-fuels and renewable projects.

Stallingborough has also recently benefitted from road improvement works carried out to the A160 between the junction of the A180 and Brocklesby interchange at a cost of approximately £93.3 million.

Kiln Lane Trading Estate is located on the south side of Kiln Lane being 3 miles to the south-west of Immingham town centre and is located in a well-established industrial area close to the East Gate of Immingham Dock and also benefits from good road access to the A180/M180 national motorway.



## Description

Kiln Lane Trading Estate comprises of four large industrial terraces, currently divided to provide 18 self-contained units.

The units comprise self-contained terraced industrial units being of steel portal frame construction with an eaves height of 4.8m approx. having mixed cavity brick/blockwork and insulated clad walls together with a pitched insulated roof above which incorporates certain translucent panels to provide natural light.

Internally, each unit is essentially clear span with the exception of the WC and kitchenette. The units benefit from a roller shutter door to the front elevation together with uPVC double glazed windows and steel personnel doors to the front elevation. The units further benefit from three phase electricity and fitted lighting.

Externally, car parking is allocated immediately to the front of each unit.

## Accommodation

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

	Sq m	Sq ft
Block 4 Unit 7	172.61	1,858
Block 4 Unit 9	349.22	3,759

## Terms

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

## Rent

	Rent (pa)
Block 4 Unit 7	£10,000
Block 4 Unit 9	£20,000

The above figures are stated exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance.

## Lease Term

The units are available by way of new leases. Terms by negotiation.

## Repairs and Insurance

The Tenant(s) will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

## EPC

Block 4 Unit 7	Block 4 Unit 9
<b>D96</b>	<b>C72</b>

## Business Rates

The Tenant(s) will be responsible for the payment of business rates. The units currently attract the following 2023 rating assessments:

Block 4 Unit 7	£4,950 (Warehouse & Premises)
Block 4 Unit 9	£9,500 (Warehouse & Premises)

The above assessments are subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

If the rateable value is below the Government threshold for Small Business Rate Relief an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

## Service Charge

The Tenant(s) will be required to contribute a fair proportion towards the Landlord's costs incurred in respect of the future repair, maintenance and upkeep to the common parts of the Kiln Lane Trading Estate including management of the same. Further details can be obtained from the sole agents.



## Contacts

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Date: April 2025 File Ref: 11975



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