



TO LET

BUILDING 89, WHARNCLIFFE ROAD, GRIMSBY, DN3 1 3QS

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Fully refurbished commercial premises

Situated within the heart of Grimsby Docks

Ground floor retail / production space

Offices to first and second floors

Available on new lease: £17,500 pa

LOCATION

The premises are situated with frontage to Wharnccliffe Road opposite the Great Grimsby Fish Market within the heart of Grimsby Docks. This historic location now forms part of an exciting regeneration project bringing old Victorian buildings back to life. The Docks are now experiencing a rejuvenation enjoying the mix of traditional fish processing related businesses alongside the renewables sector.

Grimsby Docks are situated to the north east of Grimsby town centre and benefit from excellent access to the A180 motorway link road.

DESCRIPTION

The property provides fully refurbished retail / production space on the ground floor with offices to the first and second floors. The retail / production space benefits from non slip floor coverings, internal drainage and T-station. The offices benefit from intercom access

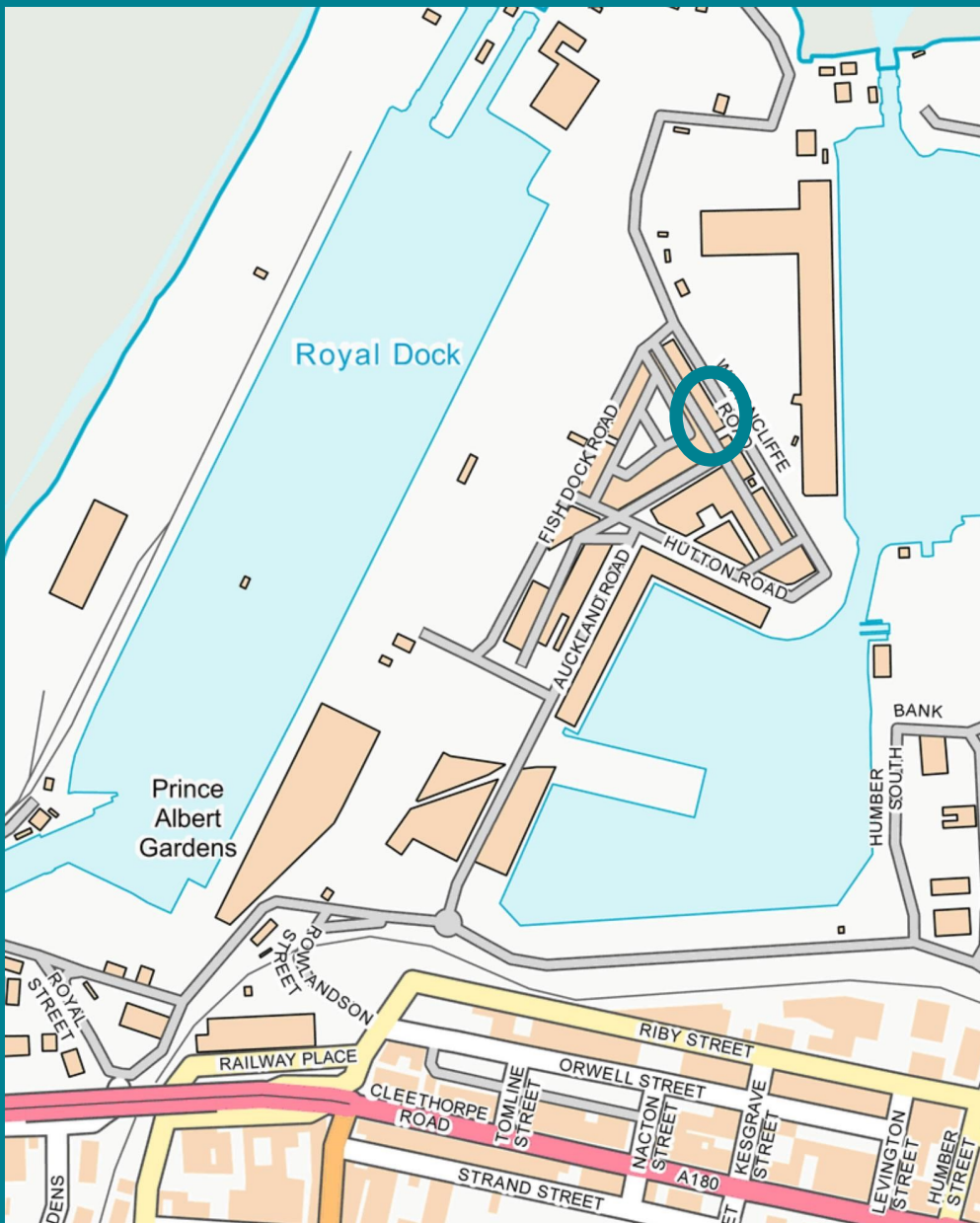
Additional photographs of the property can be viewed on our website.

ACCOMMODATION

The floor areas have been measured and calculated on a net internal basis.

Ground floor sales / production	46.6 sq m	(502 sq ft)
First floor front office	14.7 sq m	(311 sq ft)
First floor rear office	28.9 sq m	(311 sq ft)
Second floor front office	25.3 sq m	(272 sq ft)
Second floor kitchen	5.0 sq m	(54 sq ft)
Second floor rear office	23.2 sq m	(250 sq ft)
Total	143.8 sq m	(1,547 sq ft)





NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

TERMS

The property is available by way of a new Full Repairing and Insuring lease at a rent of £17,500 pa exclusive. The length of lease by negotiation. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954. Whilst it is the landlords preference to let the building as a whole the letting of individual floors / rooms will be considered. Permitted uses include food processing, retail space, offices, workshop, training facility, storage and ad hoc exhibition space.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: The property requires re-assessment for rating purposes.

EPC: D.

Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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