



TO LET

INDUSTRIAL UNIT

Unit 3, North Moss Lane Industrial Estate, Stallingborough, DN41 8DN



Sanderson
Weatherall





Location

The North Moss Lane Industrial Estate is an established industrial area situated just off Beels Road which is accessed from Kiln Lane.

The Estate is situated approximately two miles north of Stallingborough, two miles west of Immingham and five miles north of Grimsby. The property benefits from having easy access to the A180 which links Grimsby to the M180 / A15 at Barnetby Top. The estate is close to Immingham Docks which is one of the busiest ports in the UK.

The estate is home to a variety of light and general industrial occupiers and warehousing.

Description

The available premises comprise a detached industrial unit of steel portal framed construction with a mixture of brick and blockwork walls with profile sheet cladding above and to the roof. There is an office / admin block to the front of the unit along with the usual staff toilet facilities.

Externally there is a block paved yard and parking area. The external areas are of an open plan nature.

Accommodation

The property has been measured on a gross internal basis and extends to **701.9 sq m (7,552 sq ft)**. There is some additional mezzanine storage above the offices.



Key Points

- Detached industrial unit
- Established industrial location close to Immingham Docks
- Accessible to A180 motorway link road

Terms

The premises are available on a new lease on an FRI basis at a rent of £45,000 per annum exclusive. The length of lease by negotiation. There is an estate service charge in respect of the upkeep of the common parts of the estate.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £23,250.

EPC: D (87)

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

VAT: The rent quoted is exclusive of VAT. We are waiting for confirmation as to whether the property has been elected for VAT.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

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





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

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