

TO LET



Unit 13/14, Westside Business Park, Grimsby, DN31 2TG

- High quality industrial unit with offices
- GIA 407.3 sq m (4,383 sq ft) plus mezzanine
- Secure rear yard plus forecourt parking
- Popular location with easy access to A180

Available on new lease: £28,000 per annum exclusive

01482 645522 • clarkweightman.co.uk

**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**



LOCATION

The property is situated within Westside Business Park which is located just off Estate Road No 2, forming part of the South Humberside Industrial Estate. Westside Business Park is a modern development of 14 similar units and is home to a variety of local, regional and national occupiers including Sylvester Keal, Viking Hardware and Brammer.

Westside Business Park is on the south side of Estate Road No 2 and offers excellent access to the A180 motorway link road. The South Humberside Industrial is a long established industrial area to the west of the town centre.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population including the neighbouring town of Cleethorpes and numerous outlying villages. The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.



DESCRIPTION

The property comprises a modern end of terraced business unit providing workshop / warehouse and offices and with mezzanine storage above the offices.

The unit is of steel portal framed construction with primarily profile sheet cladding to the walls and roof with some blockwork walls. The roof has translucent panels offering good levels of natural light.

Internally the offices are situated at the front of the unit and offer an open plan area and private office and have separate kitchen, male and female / accessible WC's. The offices have a suspended ceiling and electric heating. The workshop has an eaves height of approximately 6 meters and benefits from two full height roller shutter door leading on to a secure rear yard area.

Westside Business Park is well presented and maintained with common internal access roads and landscaped areas. There is a block paved area immediately in front of the unit providing ten allocated car parking spaces. The tenant will be allowed to display their business details on the tenant signboard at the entrance overlooking Estate Road No 2.

ACCOMMODATION

Workshop / warehouse and offices: 407.3 sq m (4,383 sq ft)

Mezzanine storage: 53.0 sq m (570 sq ft)

(The office and ancillary space takes up approximately 25% of the gross floor area)

TERMS

The property is available by way of a new full repairing and insuring lease at a rent of £28,000 pa exclusive. The service charge is currently £750 pa based on 13.47% of the landlords total expenditure on the estate and the insurance premium is currently £500 pa. The length of lease to be by negotiation.

OTHER INFORMATION

Local Authority: North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

Rateable Value: 21,000

EPC: The property has an Energy Performance Asset Rating D

Services: Water, electricity & drainage are connected to the property. Please note that the services have not been tested and 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 Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Premises.

Legal Costs: The incoming tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



Carl Bradley • Director
carlbradley@clarkweightman.co.uk



Helen Weightman • Associate
helenweightmann@clarkweightman.co.uk
01482 626849

Clark Weightman Limited • 17/052
20 The Weir, Hessle, HU13 0RU

