



Food Production/Industrial Premises, Thorold Street, Grimsby, North East Lincolnshire, DN31 3HL

For Sale Food Production/Industrial Premises of 3,484.02 sq m (37,502 sq ft) approx.



Summary

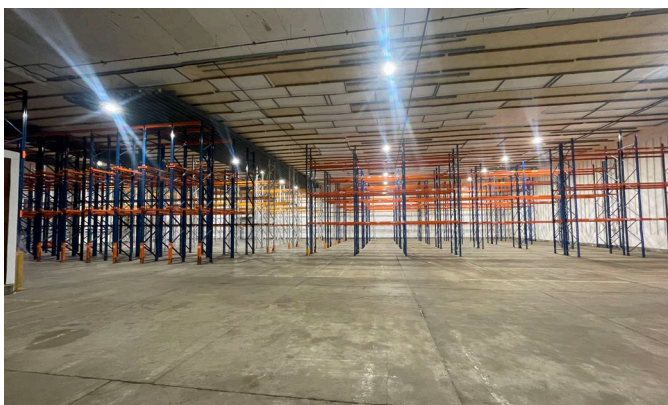
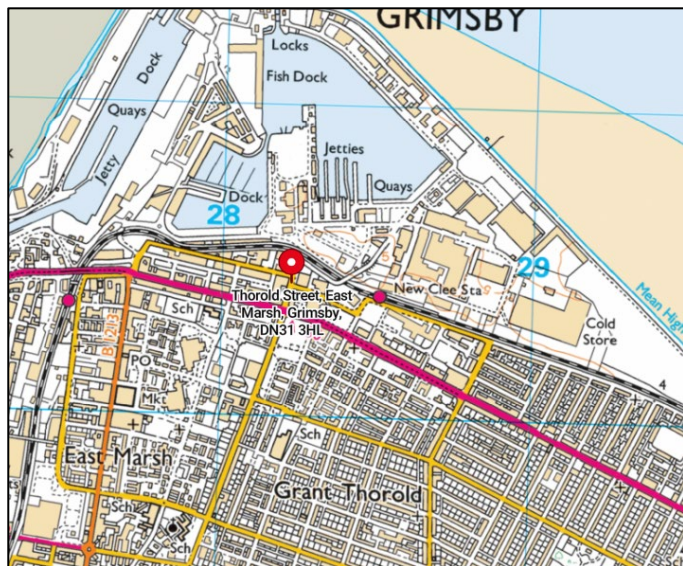
- Food production/industrial For Sale of 3,484.02 sq m (37,502 sq ft) approx.
- Cold and dry storage facility.
- Located in close proximity to Grimsby docks.
- Recently refurbished.

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 Humber 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).

The subject premises are located to the south side of Thorold Street at its junction with Humber Street, located approximately 0.6 miles from Grimsby docks.



Description

The property comprises a self-contained food production/industrial premises of framed construction having mixed brick/blockwork and clad elevations, surmounted by a series of pitched clad roofs above.

The premises provide a variety of warehouse accommodation including cold store and ancillary dry store with ceiling heights of approx. 7.36m, and the same are connected via a central encapsulated loading/servicing area which provides access to additional stores, offices and staff welfare facilities. The premises have recently been refurbished and benefit from fitted LED lighting, new cold store plant, fitted alarm system and uPVC double glazed windows with security shutter.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis.

	Sq m	Sq ft
Dry Store	986	10,613
Cold Store	1,729.36	18,615
Loading Dock	178.28	1,919
Loading Area	455.19	4,900
Plant Room/Store	100.79	1,085
Offices and Staff Accommodation	34.40	370
Total Accommodation	3,484.02	37,502

Terms

The property is available For Sale, subject to the following terms and conditions.

Price

£895,000 plus VAT (if applicable), subject to contract.

Tenure

We are advised that the premises are held by way of a 99 year ground lease from 22 February 1960, subject to a fixed ground rent of £270 per annum.

The property will be conveyed with the benefit of vacant possession upon completion.

Business Rates

The Tenant will be responsible for the payment of Business Rates to the Local Authority, being North East Lincolnshire Council. The property currently requires reassessment for Business Rate purposes.

Interested parties are advised to make their own enquiries directly with North East Lincolnshire Council and/or the Valuation Office Agency (VOA), to obtain an estimate as to the likely rateable value, before proceeding with the transaction.



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.





VAT

We are advised that the property is not registered for VAT purposes, therefore the property will be sold net of VAT.

EPC

TBC

Virtual Tour

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



Contacts

Sam Fallowfield

01724 294942 | 07340 518003

sam.fallowfield@pph-commercial.co.uk



Duncan Willey

01724 294946 | 07710 344602

duncan.willey@pph-commercial.co.uk



Date: July 2025 File Ref: 17794



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

