



To Let

Fish Processing Unit

1,423 sq ft

Unit 6 Prince Albert Gardens
Grimsby
DN31 3AG

SW

Sanderson
Weatherall

Key points

- ▶ End of terrace of similar units
- ▶ Shared gated yard and parking
- ▶ Established location adjacent to the Enterprise Village
- ▶ Good access to Docks Estate and A180 motorway link road

Description

The property comprises a fish processing unit forming the end of a terrace of six similar units. The unit is of brick construction under a pitched tile roof and benefits from an electric roller shutter door and adjoining timber personnel door.

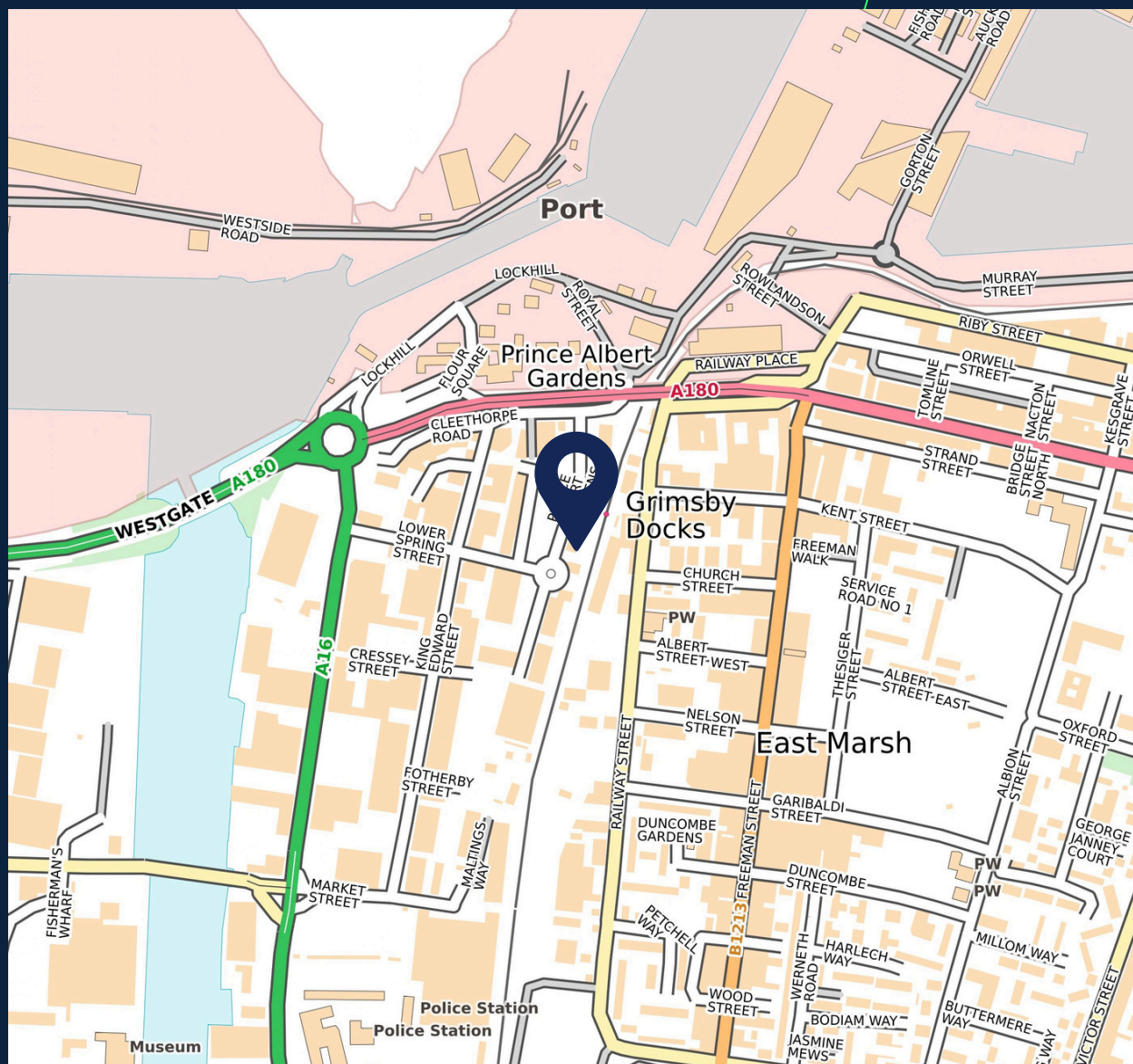
Internally the unit has a concrete floor with drainage, surface mounted fluorescent lighting and stainless steel handwash sink. Fit out includes a chiller and cold store. There is a small understairs storage area. To the first floor there is a works office, staff area and WC.

Externally there is a gated yard and parking area shared with the neighbouring tenants.



Location

The unit is situated on Prince Albert Gardens in Grimsby. This is an established industrial and commercial area, adjacent to the Enterprise Village and benefiting from easy access to the Docks and the A180 motorway link road.



Accommodation

The accommodation provides a fish processing unit at ground floor with works office / ancillary space to the first floor.

	Sq m	Sq ft
Ground floor processing	88.43	952
First floor	43.79	471
Total	132.22	1,423

Tenure & Terms

The unit is available on a new lease.

The landlord uses their own "in house" agreement.

Leases are on a three yearly basis on internal repairing and insuring terms plus maintenance rent.

The rent is £9,500 per annum exclusive.

VAT

The property is elected for VAT.

EPC

The property has an EPC rating C.

Maintenance Rent

The Maintenance Rent is £730 per annum. This contributes towards the costs of external repairs and maintenance at the property including common parts.

Rateable Value

Fish House and Premises – £11,750



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► **Carl Bradley**
07971 875863
Carl.Bradley@sw.co.uk

► **Humber Office**
01482 645522



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