



TO LET

Unit 7, 9 Atherton Way, Brigg, DN20 8AR

SW
Sanderson
Weatherall





Location

The property is located on the west side of Atherton Way in Brigg within a small industrial estate comprising three blocks of similar units. The unit itself is a mid terraced unit. Other nearby occupiers include Screwfix, Howdens and Lidl.

Brigg is a popular North Lincolnshire market town situated adjacent to the A18. The town has a population of 5,600 people with a wider, mainly rural, catchment area.

Description

The property comprises a modern industrial / warehouse unit of steel portal frame construction with full height brick and blockwork walls under an insulated profile sheet roof.

Within the premises there is a small office area and tea station along with a WC and Accessible WC.

There is a folding shutter door to the front elevation alongside a personnel access door. There is a fire door to the rear elevation.

The unit benefits from LED strip lighting, telescopic security bollards behind the shutter door and an alarm system.

The eaves height is 5.4m.

Externally there is an open plan concrete surfaced yard with the area immediately to the front of the unit providing parking and loading space for this unit.

Accommodation

The unit has a gross internal area of 360.85 sq m (3,883 sq ft) with additional storage space above the office and toilets.



Key Points

- Modern industrial / warehouse unit
- Popular estate close to Screwfix, Howdens and Lidl
- Folding shutter door to front elevation
- Small office and tea-station
- 5.4m to eaves
- Allocated parking and loading space

Terms

The unit is available by way of a new lease at a rent of £20,400 per annum exclusive. The lease will be for a minimum term of five years. The lease will be granted on a full repairing and insuring basis.

ADDITIONAL INFORMATION

Local Authority: North Lincolnshire Council.

Rateable Value: £15,500

EPC: B

Services: Mains water, 3phase electricity and drainage are connected to the unit. Tenants are advised to check on the suitability of the supplies for their proposed use.

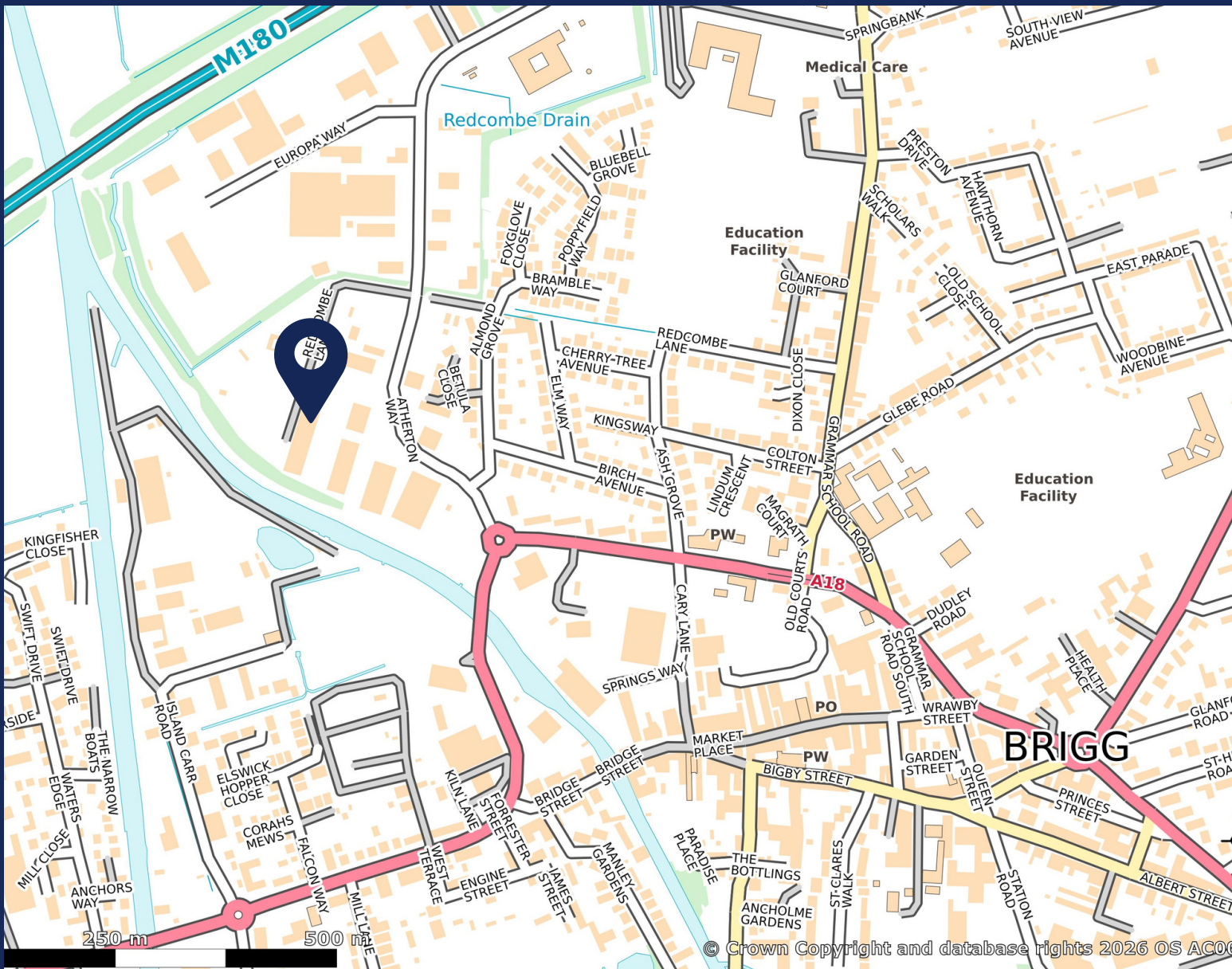
VAT: The rent quoted is exclusive of VAT. VAT is applicable to this transaction.

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