

Certified B Corporation

To Let

Offices / Storage

3,875 sq ft

Compound No 1, North Quay
Fish Docks, Grimsby
DN31 3SY

Sanderson Weatherall

Key points

- Offices and storage within secure compound
- Situated within the Grimsby Docks estate
- Non dock uses considered
- Quayside access





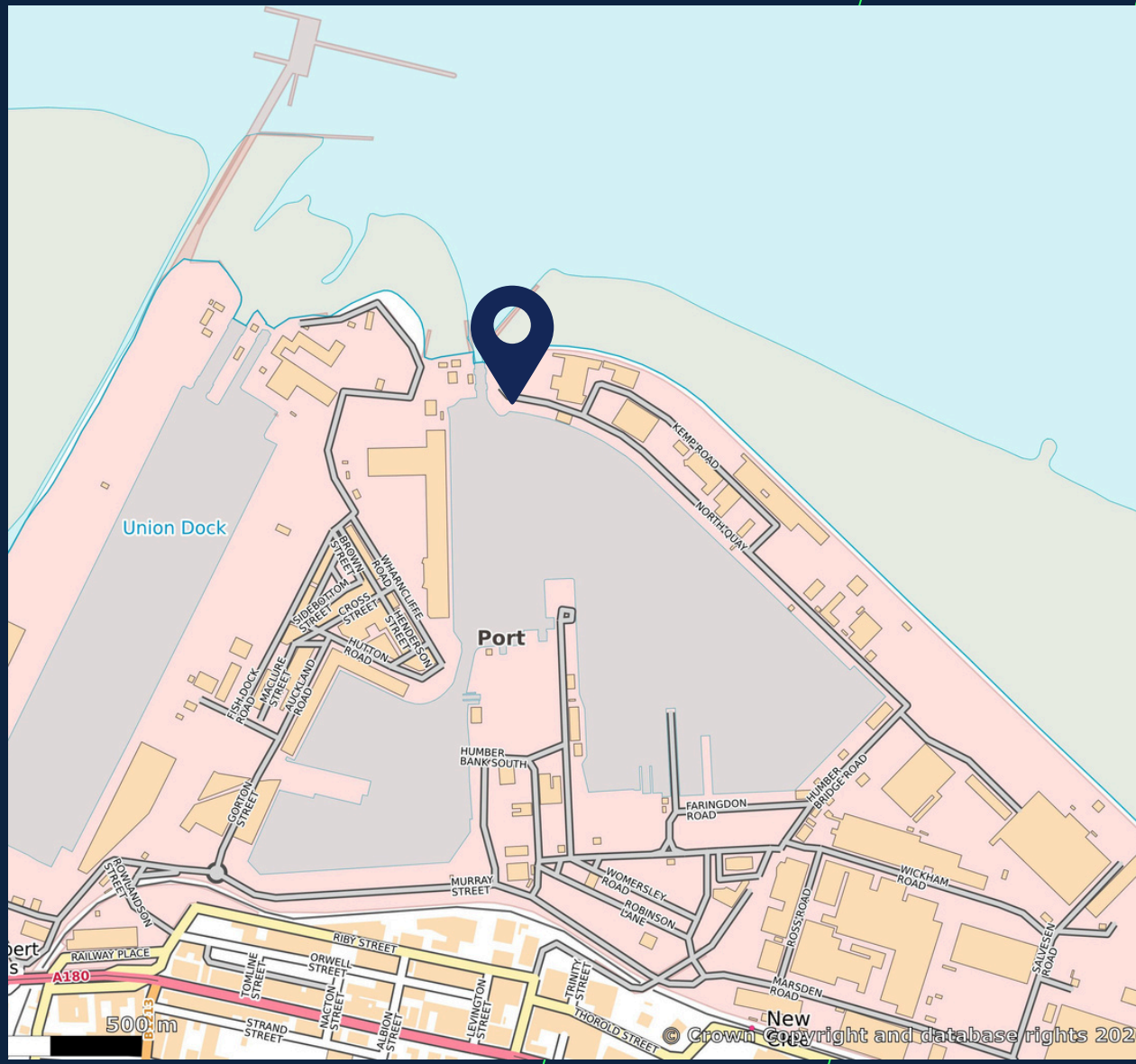
Description

The available premises provide a fenced and gated compound situated on North Quay forming part of the Grimsby Docks estate. Within the compound there is a modular office building and a temporary warehouse building. The compound has the benefit of quayside access and jetty space for two vessels. There are 10 car parking spaces within the compound leaving ample turning and loading space.

Location

The property is located on North Quay which forms part of the Grimsby Docks Estate. Historically this was at the heart of the fishing industry and some processors remain on this part of the Dock. However in more recent years this part of the Dock is now associated with the Off-shore renewables industry with a number of operators in this sector being located close by.

Grimsby Docks are located on the north western outskirts of Grimsby and benefit from excellent road communications with access on to the A180 motorway link road being close by.



Accommodation

The offices provide a central open plan work area with store room, tow private offices, kitchen, WC and shower room. There is surface mounted fluorescent trunking and aircon.

The warehouse provides clear span space and there is an electric roller shutter door.

	Sq m	Sq ft
Offices	120.2	1,293
Warehouse	240.0	2,582

Rateable Value

The tenant will be responsible for the payment of business rates. We are seeking confirmation of the Rateable Value.

Tenure & Terms

The property will be made available on a new lease at a rent of £35,000 per annum exclusive of VAT and all other outgoings. Water and electricity will be supplied by the landlord and recharged via a service charge.

The length of lease by negotiation.

Jetty charges are not included in the rent and are available on request.

Should a new tenant not require the use of the jetty a right of way will be reserved across the compound allowing access for other jetty users in the future.

VAT

VAT will be charged on the rent, service charge and jetty charges.

EPC

The property has a B rating.

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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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