



FOR SALE

INDUSTRIAL UNIT

Unit 2, Prince Charles Drive, Immingham, DN40 1QP



**Sanderson
Weatherall**





Key Points

- Modern light industrial unit with workshop, offices and mezzanine
- Close to the Port of Immingham with excellent A180 access
- Electric shared security gate
- Gas fired heating to workshop and offices plus owned solar panels
- Front off-road parking for 6 - 8 vehicles
- Within established industrial area
- Freehold - £225,000 (exclusive)

Location

The property is situated within a small estate of similar units to the north side of Queen's Road close to the Port of Immingham, with direct links to the A180 and national motorway network. Immingham town centre is approximately one mile to the east.

Immingham is an important east coast port with excellent road links via the A180 to the national motorway network. The town lies approx. 11 miles north west of Grimsby and 23 miles east of Scunthorpe. Immingham has a varied employment base, much of which is distribution, manufacturing, port and engineering related.

Description

A purpose built light industrial / warehouse unit of steel portal frame and insulated profile sheet cladding with 8ft high internal integrated breeze block walling all round. There is an attached brick construction office / amenity block providing reception, general office, kitchen and 2 WCs. The workshop benefits from a roller shutter door and a mezzanine currently used as a staff breakout area, which includes seating, lockers and additional storage. There is front off-road parking for 6 - 8 vehicles and a side loading area behind an electric security gate.



Accommodation

Workshop / warehouse: 219.25 sq m (2,359 sq ft)

Mezzanine storage: 48.93 sq m (526 sq ft)

Office and amenities: 46.27 sq m (498 sq ft)

Gross internal area 314.45 sq m (3,383 sq ft)

Price

£225,000. Please note that some furniture and workshop machinery can be made available by separate negotiation.

Tenure

The property is freehold.

Local Authority

North East Lincolnshire Council

Ratable Value

£10,000

Energy Performance Certificate

The property has an EPC Rating E (116)

Services

All mains services are connected to the property. There is a gas fired space heater in the workshop. The offices have gas fired central heating. There are solar panels on the roof. Please note that none of the services have been tested by the agent and prospective buyers should satisfy themselves as to the suitability of the supplies for their proposed use.

VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.



Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley
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