



Sanderson
Weatherall

To Let

Workshop / Warehouse

1,457 sq ft

► Unit 4 Orwell Street
Grimsby
DN31 3HB



Key points

- ▶ A useful light industrial / warehouse unit
- ▶ Well located close to Docks and accessible to A180
- ▶ Shared yard and parking
- ▶ Available for immediate occupation

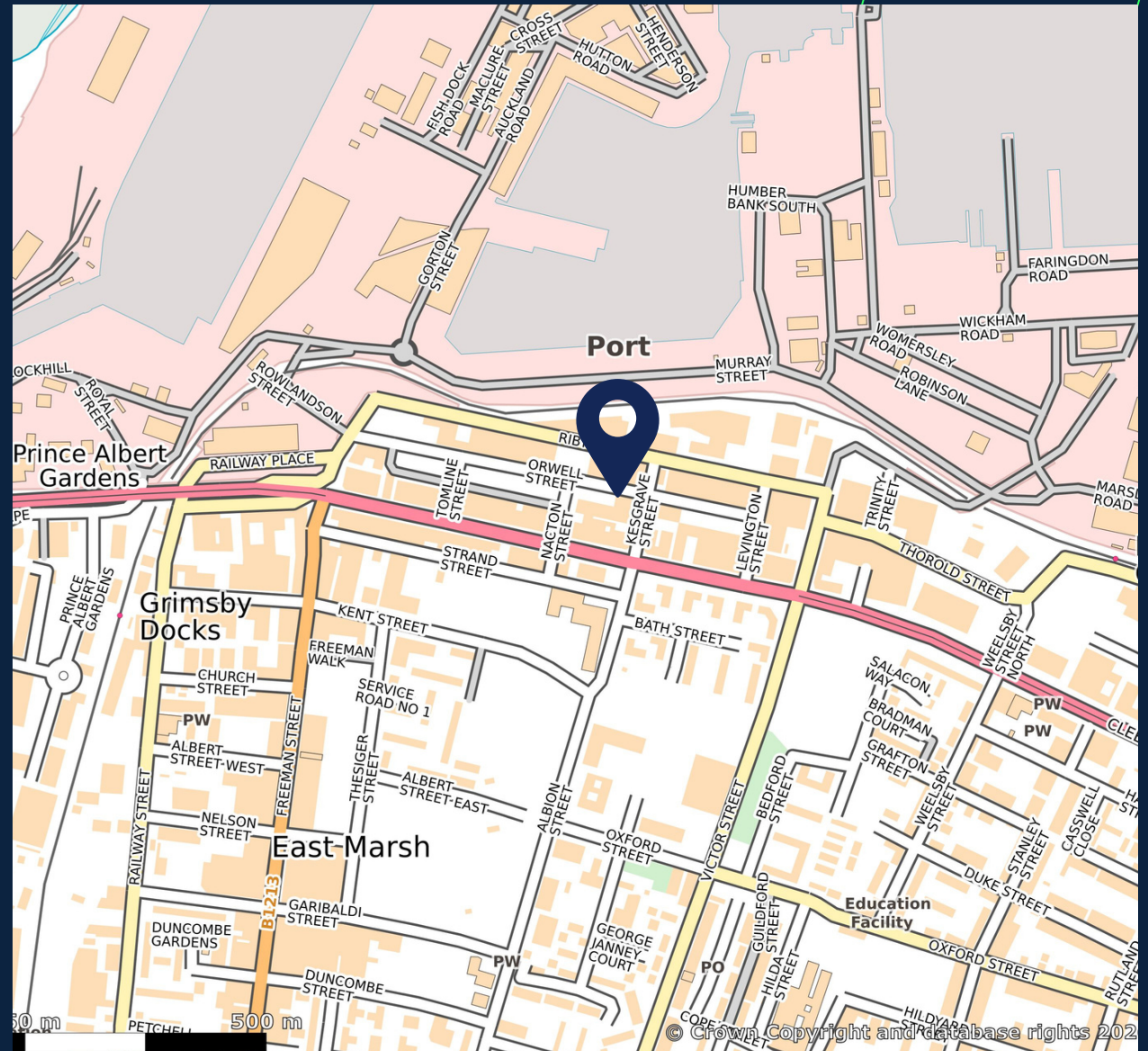
Description

A useful light industrial / warehouse unit situated at the end of a terrace of similar properties. A concrete portal frame construction with full height brick walls under a pitched asbestos cement sheet roof.

The unit benefits from a full height roller shutter door and separate personnel entrance door.

There is a fenced and gated communal yard with ample parking and loading space.





Accommodation

A useful light industrial / warehouse unit including office space / staff room at ground floor.

There is an additional mezzanine area providing office and storage space.

	Sq m	Sq ft
Ground	102.3	1,101
Mezz	33.1	356
Total	135.4	1,457

Rateable Value

£7,600. Prospective tenants should check whether they are eligible for Small Business Rate Relief.

Tenure & Terms

The property is available by way of a new lease for a minimum term of three years. The tenant will be responsible for repairs, maintenance and decoration of the premises and will reimburse the landlord their share of the annual buildings insurance premium for the whole estate.

The rent is £9,000 per annum payable monthly in advance.

Sorry, but motor trade is not permitted.

VAT

VAT is not applicable to this transaction.

EPC

E - 118

Service Charge

There is an ad hoc service charge in respect of the landlords expenditure on the common areas.



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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



sw.co.uk



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July 2026