



For Sale (May Let)

Industrial
3,966 sq ft



Charlton Street
Grimsby
DN31 1SQ

SW

Sanderson
Weatherall

Key points

- ▶ Modern, high quality industrial unit
- ▶ Providing workshop / warehouse, office / storage
- ▶ Secure yard
- ▶ Popular location with easy access to A180

Description

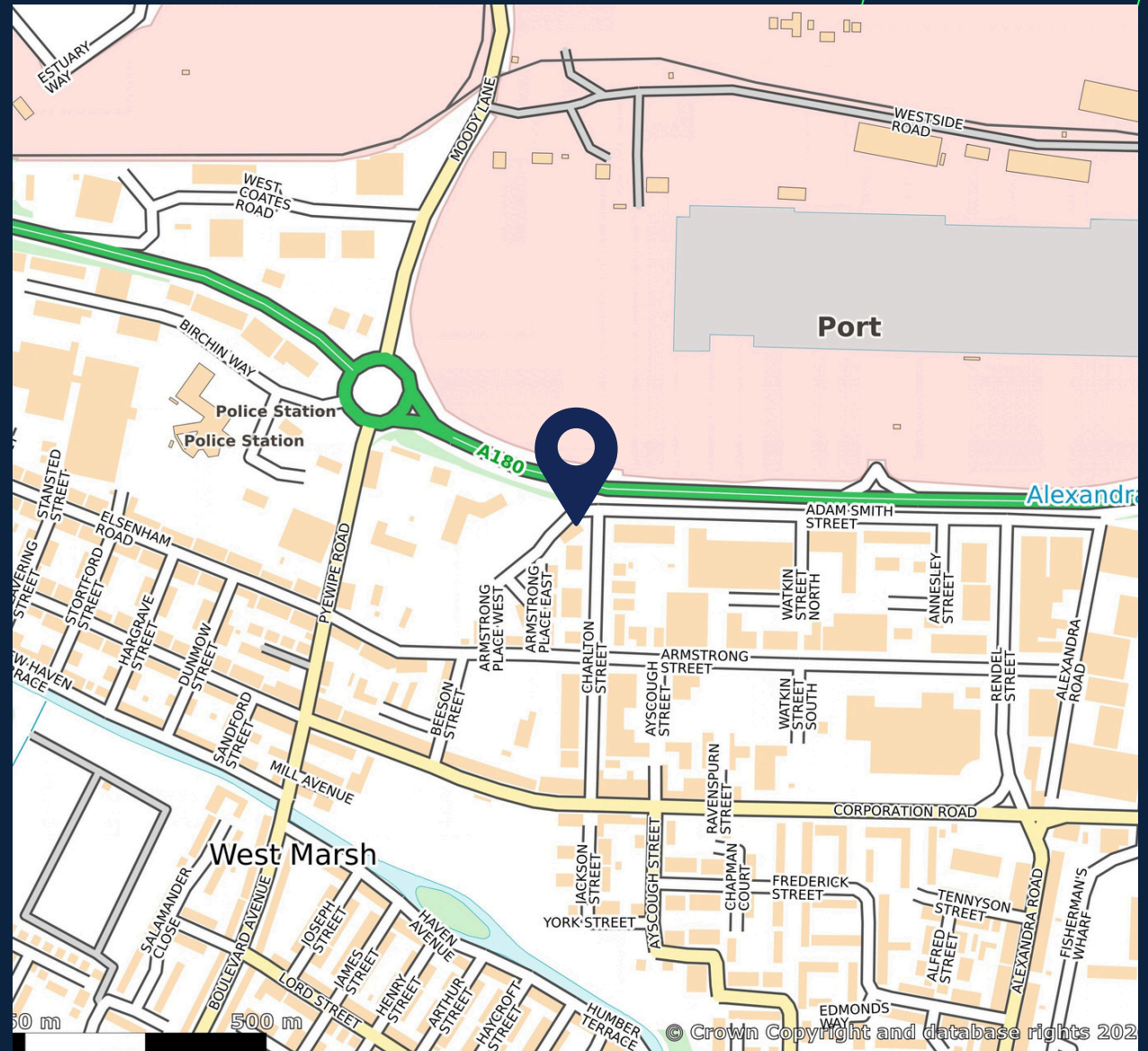
The property comprises a modern, high-quality industrial unit within a self-contained plot bounded by palisade fencing and gates. The unit is of steel portal frame construction with full height cladding to all elevations and the roof. 5m to underside of eaves height and benefiting from electric roller shutter access door to front elevation, powermatic gas fired warm air blower and fan system, 3phase electricity supply and LED lighting. The unit has break out space on the ground floor with staff kitchen and male / female WCs. The first floor is designed for an office fit out but currently used as storage.



Location

The property is situated on Charlton Street in Grimsby. This is an established industrial and commercial area to the west of the town centre and is home to a wide range of primarily local and regional businesses. The property is opposite a terrace of light industrial starter units operated by North East Lincolnshire Council and to the rear of the premises there is a HQ office facility occupied by Care Plus Group. Other nearby occupiers include Audio Island, Dee Bee, Eurocar parts and Hartwell Group.

The property is well located for access to the town centre and to the A180 motorway link road via Corporation Road and Pyewipe Road. Other industrial and commercial areas are easily accessible from this location.





Accommodation

The accommodation is arranged over two floors. The main workshop space is situated at the ground floor with additional ancillary space being situated at the first floor with storage/office space.

	sq m	sq ft
Ground floor	252.0	2,712
First floor	116.5	1,254
Total	368.6	3,966

Rateable Value

£16,750

Tenure & Terms

The property is available freehold and with vacant possession at a guide price of £350,000.

Our clients may consider renting the property. Rent and lease terms by negotiation.

VAT

We are waiting for confirmation from our client as to whether the property has been elected for VAT purposes.

EPC

The property has an EPC rating D.



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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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