

TO LET

29A KENT STREET, GRIMSBY, DN32 7DG



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Additional photographs of the property can be viewed on our website.

Useful workshop / warehouse premises

Located just off Freeman Street with easy access to A180 motorway link road

Good natural light, small office, electric door

Palisade fencing to forecourt

Available on new lease: £20,000 per annum

LOCATION

The available space is situated within Telegraph House and is accessed from Kent Street. This is a long established commercial area running between Freeman Street and Railway Street with other nearby occupiers including The Calor Shop and Wil-Lec.

This location offers easy access on to the Docks Estate and on to the A180 motorway link road and is approximately 1 mile away from the main town centre.

DESCRIPTION

The property comprises a useful workshop / warehouse unit of steel frame construction with a mixture of profile sheet clad and brick walls under a pitched profile sheet clad roof. The roof includes a number of translucent panels offering good levels of natural light.

The unit benefits from new LED lighting and there is a small office area and separate store. There is a small mezzanine storage area.

There is a forecourt from Kent Street which is bounded by palisade fencing and gates. Entry in to the unit is through an electrically operated roller shutter door.

There is an emergency exit from the unit on to an internal courtyard at Telegraph House. Toilet facilities are within Telegraph House itself.

ACCOMMODATION

The property has been measured on a gross internal basis.

Workshop / Warehouse 214.19 sq m (2,305 sq ft)



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TERMS

The property is being made available by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive. The length of lease by negotiation subject to a minimum term of three years.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: TBC.

EPC: TBC.

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

VAT: All rents and services charges quoted are exclusive of VAT. We are waiting for confirmation from the landlord as to whether VAT will be charged on the rent.

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.

VIEWING AND FURTHER INFORMATION

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