

TO LET



**PRINCE ALBERT GARDENS
GRIMSBY
DN31 3HT**

**Useful storage compound
Extending to 1,052 sq m (0.26 acres)
Hardcore surfaced and palisade fencing
Well located adjacent to The Enterprise Village
Available on new lease: £9,500 pa exclusive**

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LOCATION

The property is situated on Prince Albert Gardens in Grimsby which is accessed via King Edward Street. This is an established industrial and commercial area to the north of Grimsby town centre and close to the Docks Estate. The property is adjacent to The Enterprise Village and the recently constructed business units on Parkinson Place. Other occupiers in the immediate vicinity include Dataplan, a terrace of fish processing units and a caravan storage compound. There is easy access on to the Docks Estate via Royal Street / Eastside Road, the town centre via Victoria Street and the A180 motorway link road.

DESCRIPTION

The property comprises a useful storage compound. It is broadly rectangular in shape and has palisade fencing to all four boundaries. There are entrance gates on to Prince Albert Gardens. The yard is hardcore surfaced. The yard has most recently been used for vehicle storage and would be suitable for a variety of other storage uses.

We have calculated, using Promap, that the compound extends to approximately 1,052 sq m (0.26 acres).



TERMS

The compound is available by way of a new lease at an initial rent of £9,500 per annum.

The length of lease to be by negotiation. The tenant will be responsible for keeping the yard surface and fencing in good repair throughout the term of the lease.

The lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.



ADDITIONAL INFORMATION

- ◆ The Local Authority is North East Lincolnshire Council.
- ◆ The property has a rateable value of £4,150. Prospective tenants should be eligible for small business rate relief.
- ◆ An Energy Performance Certificate is not required for this property.
- ◆ The site is un-serviced.
- ◆ All prices expressed in these particulars are exclusive of VAT. We are awaiting confirmation as to whether VAT is applicable to this transaction.
- ◆ Each party will be responsible for their own legal costs incurred.
- ◆ The compound can be viewed from Prince Albert Gardens without the need for a formal appointment, however if interested parties wish to go on site we will be pleased to arrange this.



CONTACTS

Carl Bradley • Director

carlbradley@clarkweightman.co.uk

07971 875863

Rob Hutchinson • Operations Manager

robhutchinson@clarkweightman.co.uk

07903 141594



**20 The Weir
Hessle**

HU13 0RU

Ref: 22/086

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