

TO LET

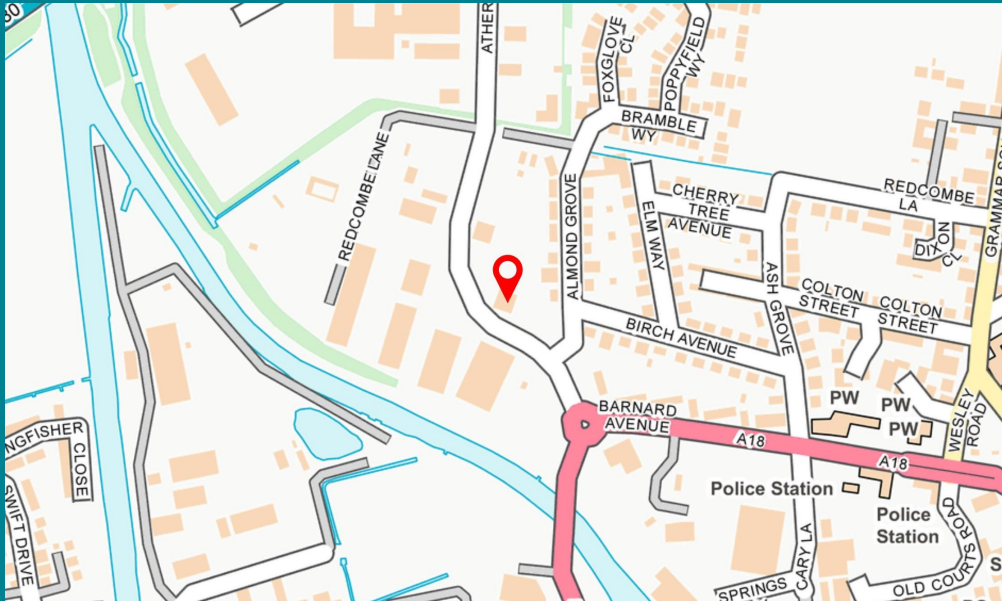
2 ATHERTON WAY, BRIGG, DN20 8AR



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New build light industrial unit

GIA 417.02 sq m (4,487 sq ft)

Self contained site with palisade fencing and gates

Prominent position location close to Lidl, Screwfix and Howdens

Available on new lease: £25,000 pa

LOCATION

The property is situated on Atherton Way in Brigg and occupies a prominent position close to Lidl and opposite Screwfix and Howdens. Atherton Way forms part of the Riverside Industrial Estate. This is an established industrial and commercial area with other nearby occupiers including Bennetts Timber and Claas UK.

Atherton Way is situated to the north west of Brigg town centre offering easy access to the A18 which in turn provides access to the M180 motorway. Brigg is a popular North Lincolnshire market town with a resident population of 5,000 people with a wide, mainly rural, catchment area.

DESCRIPTION

The property comprises a purpose built light industrial unit of steel portal frame construction with a combination of blockwork and insulated profile sheet clad walls under an insulated profile sheet clad roof. The roof incorporates a series of translucent panels offering good levels of natural light. The unit has an eaves height of 6m and the fit out includes LED lighting, personnel door and electrically operated sectional up and over door. There is an adjoining office which will be finished off to include suspended ceiling with LED lighting and air conditioning. There is kitchen / staff room and separate male / accessible and female WCs.

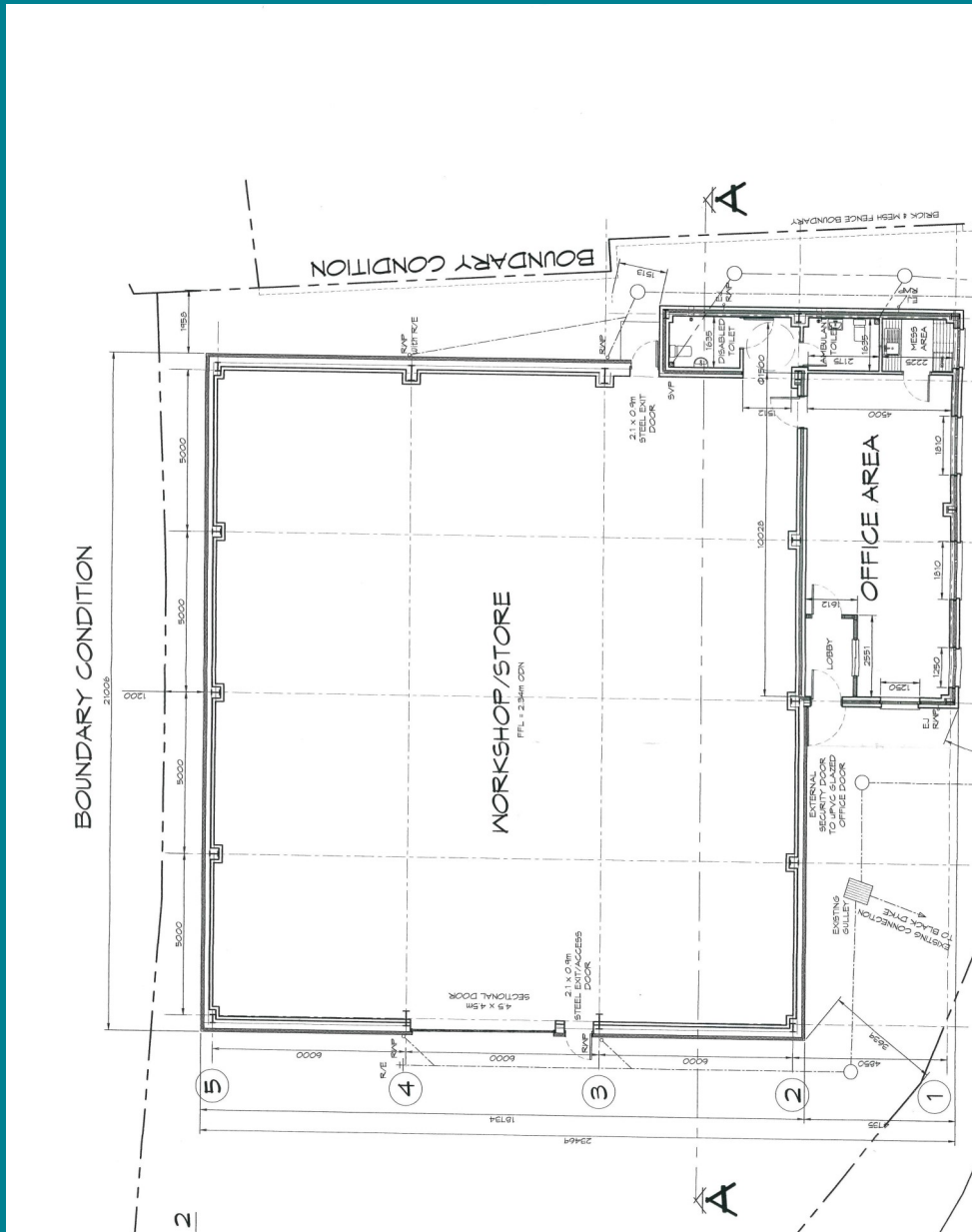
Externally there is a self contained concrete surfaced yard with palisade fencing and gates.

Please note that as condition of the planning consent no open storage is allowed on site unless agreed in writing with the Local Planning Authority. Prior to the lease completing the landlord, in order to comply with planning conditions, will need to provide details of the hours of operation, traffic movement and controls, details of activities to take place on site, plant and equipment to be used on site and likely noise levels to the Local Planning Authority for final approval.



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NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

ACCOMMODATION

The building has a Gross Internal Area of 417.02 sq m (4,487 sq ft)

ADDITIONAL INFORMATION

Terms: The property is available by way of a new full repairing and insuring lease. The length of lease by negotiation subject to a minimum lease term of three years.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: North Lincolnshire Council

Rateable Value: The property will be assessed for rating purposes on completion.

EPC: An Energy Performance Certificate will be provided once the building works have been completed.

Services: All mains services will be connected to the property including a three phase electricity supply. Prospective tenants are advised to check that service capacities are suitable for their business.

VAT: The rent quoted is exclusive of VAT. VAT is applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 22/096

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk



01482
645522

Chartered Surveyors and
Commercial Property Consultants
www.clarkweightman.co.uk