

Unit E3 The Enterprise Village,
Prince Albert Gardens, Grimsby, DN31 3AG

TO LET

Modern Industrial Premises

Close to Grimsby Town
Centre and A180

Popular Location

Gross internal area
101.2 sq m (1,090 sq ft)

Guide rent £775 p.c.m

Scotts
01472 267000



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LOCATION/DESCRIPTION

The Enterprise Village provides modern industrial warehouse and workshop accommodation with an extensive service yard and car parking area easily accessible from the A180 but also within close proximity to Grimsby Town Centre.

The purpose built premises provide hybrid industrial accommodation with the benefit of quality office accommodation, kitchen facilities and staff amenities with a sectional up-and-over door providing access to the industrial space.

For ease of occupation the units are let on an inclusive basis with the only extra costs of occupation being business rates and utility charges.

ACCOMMODATION

Gross Internal Area 101.2 sq m (1,090 sq ft)

RATEABLE VALUE

The tenant will be responsible for the payment of rates at the property. The premises are listed within the Rating List as 'Workshop and Premises' with a Rateable Value of £8,200.

LEASE TERMS

The premises are available by way of a 3 year lease contracted out of the Landlord and Tenant Act 1954 Part II on an inclusive basis. The rent also covers the cost of maintenance and repair of the common parts, including the service yard, landscaping, etc.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm ed@scotts-property.co.uk 07802 927 280

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