



The Trade Yard, Falklands Way, Barton Upon Humber, North Lincolnshire, DN18 5RL

To Let New Industrial Premises from 316 sq m (3,400 sq ft) to
1,264 sq m (13,600 sq ft) approx.



Summary

- New high quality industrial units from 316 sq m (3,400 sq ft) to 1,264 sq m (13,600 sq ft) approx.
- Ideal for trade counter or light/general industrial and warehouse/distribution uses.
- Available upon new Lease(s).
- Unit 5 already let to Howdens.

Location

Barton upon Humber is a substantial settlement of approximately 9,500 people. It is located adjacent to the Humber Bridge (A15) and serves the rural areas of North Lincolnshire providing a central retailing area with a good range of housing, together with the various industrial uses around the fringes of the town. The town itself boasts a good range of local amenities and services.

Barton upon Humber is situated adjacent to the A15, which in turn provides good road access to the M62 via the Humber Bridge to the north, A180/M180 to the south, providing access to Scunthorpe, Grimsby and Lincoln etc.

The Trade Yard is a new development created by leading developers, Allenby Commercial to attract a range of national, local and regional occupiers to the area.

The site is located on the north side of Falkland Way forming part of the popular and well-established Humber Bridge Industrial Estate, with good road access to the A15, Humber Bridge, A180, M180 and the national motorway network.



Description

The Trade Yard comprises a terrace of 4 No. self-contained units, although it is possible to interconnect units to provide larger floor areas, if required.

The units are of steel portal frame construction, enclosed with insulated profile steel sheet cladding to the walls and pitched roof above with the latter incorporating certain translucent panels to provide natural light.

The units have been constructed to a typical shell specification with personnel and a goods access door to the front elevation, being clear span internally with an eaves height of 7m approx.

Externally, each unit benefits from designated parking which is set within a pleasant landscaped environment.

Accommodation

The units provide the following approximate accommodation which have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Unit 1	316	3,400
Unit 2	316	3,400
Unit 3	316	3,400
Unit 4	316	3,400
Unit 5 – Let Howdens	836	9,000

Terms

The units are available To Let on the following terms and conditions.

Rent

Price on application.

Lease Term

The premises are available upon new Lease terms.

Repairs and Insurance

The Tenant(s) will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium.

Service Charge

The Tenant(s) will be required to contribute a fair and reasonable proportion towards the estate service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the Trade Yard.

Business Rates

The units will be required to be assessed for rating purposes following Practical Completion.

Interested parties are advised to make their own enquiries directly with North Lincolnshire Council and or the Valuation Office Agency (VOA) to obtain an estimate as to the likely rateable value before proceeding with a transaction.

EPC

To be provided following Practical Completion of the accommodation.

Virtual Tour



Click or scan the QR code to view a virtual tour of the subject premises.

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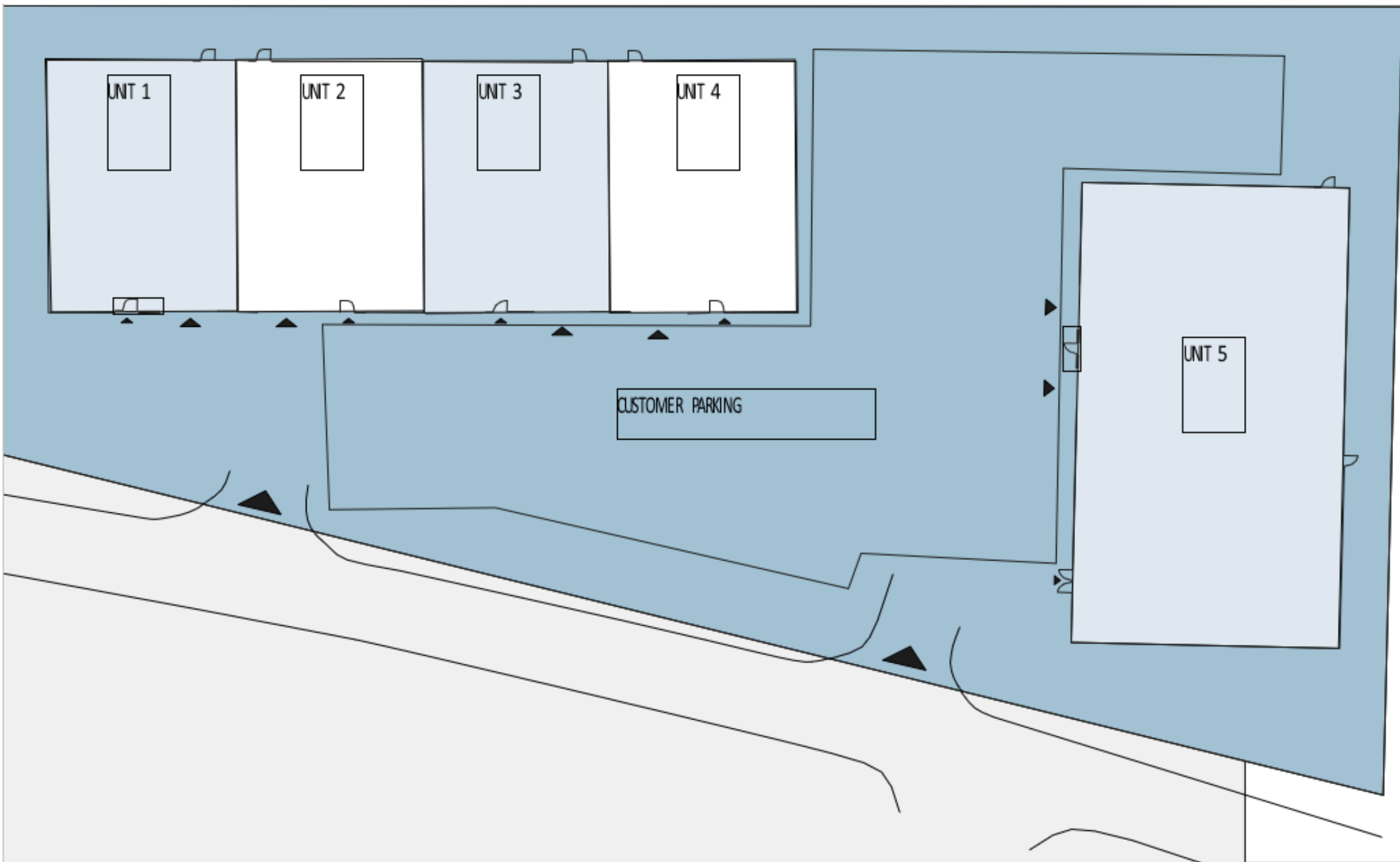


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