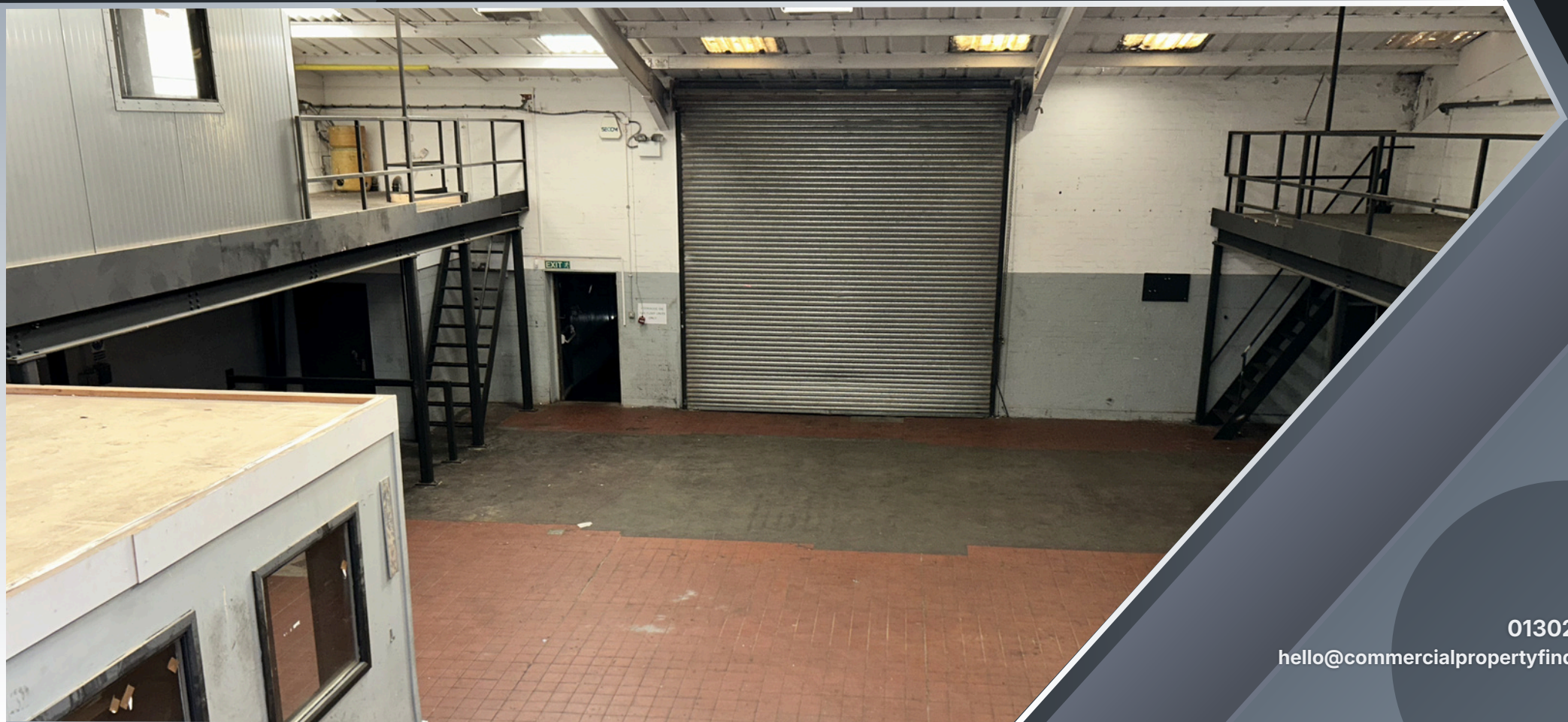


TO LET / FOR SALE

Light Industrial Premises of 4,204sq ft

**Unit 5, Humberston Business Centre, Jackson Place,
Humberston, North East Lincolnshire, DN36 4AS**



01302 985125

hello@commercialpropertyfinders.co.uk

Summary

- 4,204sq ft industrial unit, with ample store and mezzanine space
- Popular and well-established industrial location.
- Suitable for a variety of occupiers and uses, subject to consent.
- Use class E(g)(iii) - Industrial Processes and B2 - General industrial

Location

The unit is located in the Humberston Business Centre off Jackson Place, within the Wilton Road Industrial Estate. National occupiers on the estate include Screwfix, Howdens Joinery and Plumb Centre. There are also prominent local names such as: John Clark Bodywork Repairs, House of McCue, and Big Red on the estate. The popular village of Humberston is in very close proximity to the coastal town of Cleethorpes.

The area offers a broad range of residential and leisure amenities, as well as the established Wilton Road Industrial Estate and the nearby Hewitts Circus Retailing area, which features a Tesco Supermarket and several motor vehicle dealerships.

Humberston lies approximately 6 miles south-east of Grimsby town centre and around 1 mile south of Cleethorpes town centre. It benefits from convenient road links via the A1031 and B1219, which in turn connect to the A46, A180/M180, and the wider national motorway network.

Description

Unit 5 is a self-contained industrial unit of steel portal frame construction, built to an eaves height of approximately 4.7 metres. It features internal blockwork walls and external brick and clad elevations. The pitched roof is also clad and includes translucent panels that allow for natural light. The floor is of solid concrete construction with a tiled finish.

Additional features of the unit include LED lighting, three-phase electricity, and both security and fire alarm systems. A manual roller shutter door provides access to a mono-pitched loading bay and access door, with an enclosed yard area located to the side. The unit also includes two mezzanine storage areas, each accessed via separate staircases.



Available Unit

The property provides the following accommodation unit:

Unit 5:	Sq m:	Sq ft:
Workshop	237.71	2,558
Lean to Stores	82.66	889
Mezzanine Stores	70.33	757
Total Accomodation	390.7	4,204

Terms

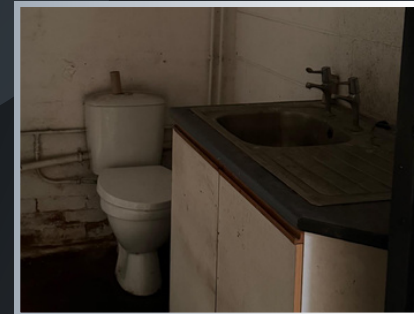
The unit is available To Let, subject to the following terms and conditions.

Rent unit 5

£21,000 p/a

The above rents are stated exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by standing order.

The until is also available for Sale at £210,000 asking price.





Lease Terms

The unit is available by way of a new full repairing and insuring lease(s). Exact terms by negotiation.

Business Rates

The Tenant(s) will be responsible for the payment of business rates, or apply for small business rates relief if applicable.

EPC

C rating (certificate valid until 2035) details EPC nr: 9210-0727-9430-6769-2971

Contact Now

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