



**Building 58/59, Hutton Road, Grimsby, North East
Lincolnshire, DN31 3PT**
Industrial To Let of 555.12 sq m (5,975 sq ft) approx.



Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The subject premises are situated within a densely packed network of historic specialist buildings within Grimsby Docks known as The Kasbah.

Description

The premises comprise a self-contained industrial premises of steel frame construction with brick elevations which have predominantly been overlaid with profile steel cladding and is surmounted by a mix of pitched and mono pitched asbestos/cement sheet roofs. There is also adjoining ancillary office accommodation of masonry construction with a flat roof above.

Internally the property provides industrial/warehouse accommodation throughout which has been divided into a number of food production and chiller/cold store areas which benefit from food grade wall panelling and appropriate drainage.

The office accommodation provides reception area, offices and kitchenette at ground floor level. There is also ancillary first floor office/staff accommodation which benefits from separate male and female toilets.

The premises require certain refurbishment works and it is understood that funding opportunities may be available for external building repairs. Further details are available from the sole agents.

Summary

- Industrial/food processing unit To Let of 555.12 sq m (5,975 sq ft) approx.
- Potential funding opportunities available for external building repairs.
- Available on new lease.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis in accordance with the RICS Codes of Measurement Practice.

	Sq m	Sq ft
Ground Floor		
Warehouse and ancillary offices	493.62	5,313
WC	-	-
First Floor		
Offices/staff accommodation	61.50	662
WCs	-	-
Total Accommodation	555.12	5,975

Terms

The premises are available To Let, subject to the following terms and conditions.

Rent

£17,500 per annum, exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by bankers standing order.

Lease Term

By negotiation.

Repairs & Insurance

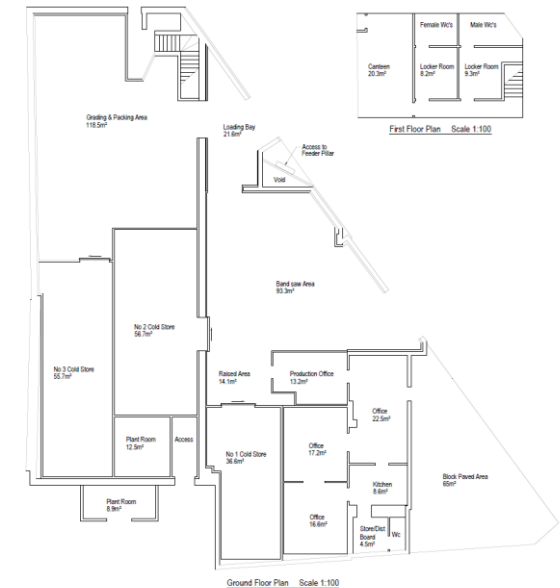
The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

Business Rates

The Tenant(s) will be responsible for the payment of business rates to the Local Authority, being North East Lincolnshire Council. The property is currently assessed by way of the following 2017 rating assessment £16,250 (Factory & Premises). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

TBC



Contacts

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