

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

TO LET

DETACHED MODERN INDUSTRIAL UNIT

Unit 3, Sargon Way, Great Grimsby Business Park, Laforey Road, Grimsby, DN37 9PH

• 6,251 SQ FT (580.98 SQ M)



www.awsltd.co.uk

www.pph-commercial.co.uk

LOCATION

Benefiting from excellent access to the A180 (M180) the unit is situated in the Great Grimsby Business Park which is to the west of the Town Centre, with the benefits of excellent access to the local arterial routes.



DESCRIPTION

The property is a self contained modern industrial unit of steel frame construction with brick and metal clad elevations, set in a development of similar modern units.

The property incorporates two storey office facility which provides office and storage accommodation at both ground and first floor as well as the amenity block for the whole building.

The warehouse area is clear span, fully heated and lit space with a clear working height of 6.45m and access to the yard area through a full height roller shutter door.

Externally, the site has excellent parking, turning facilities.



ACCOMMODATION

(all areas are gross internal)

	SQ M	SQFT
Ground floor workshop/ warehouse, offices	473.37	5,093
First floor storage and office accommodation	107.59	1,158
TOTAL	580.96	6,251

RATEABLE VALUE

The current rateable value of the property is £21,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

TERMS

The property is available to let for a term to be agreed.

RENT

The quoting rent is £34,500 pa exclusive of rates and vat.

Subject to contract.



VIEWING

By appointment with the joint agents,



AWS,
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