



Unit 1 New Clee Industrial Estate,
Spencer Street, Grimsby, DN31 3AA
£9,500 Per Annum

1610.00 sq ft



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Description

A light industrial / warehouse unit of steel frame construction with brick walls under a profile sheet clad roof with vehicular access door to the front and office within. Unit 1 forming part of New Clee Industrial Estate is situated within a fenced and gated communal yard area with good levels of loading, circulation and parking space.

Location

New Clee Industrial Estate is located just off Spencer Street in Grimsby within an established industrial and commercial area. The estate is adjacent to an area designated for regeneration which includes a newly built Starbucks drive thru'. The unit benefits from easy access to Cleethorpe Road which provides access to the A180 motorway link road.

Grimsby is a port town in Lincolnshire with a population of 86,138 (as of 2021). It is located near the mouth on the south bank of the Humber that flows to the North Sea. Grimsby adjoins the town of Cleethorpes directly to the south-east, forming a conurbation. It is the administrative centre of the borough of North East Lincolnshire, which alongside North Lincolnshire is officially part of the Yorkshire and the Humber region. Grimsby is 45 mi (72 km) north-east of Lincoln, 33 mi (53 km) (via the Humber Bridge) south-east of Hull, and 50 mi (80 km) east of Doncaster.

Accommodation

GIA: 1610 Sq ft (149.57 Sq m)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** ZERO BUSINESS RATES APPLICABLE ***

The VOA website advises the rateable value for 2026/27 is £8,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure

A new Tenants FRI Lease on terms to be agreed for a preferred term of 3 years or more.

EPC

Energy Performance Certificate number and rating is D (100)

VAT

VAT is applicable to this property.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The Landlord provides a standard form lease agreement for these units. Should the ingoing Tenant wish to instruct a solicitor then any costs incurred would be the responsibility of the Tenant together with any costs which may be due from the Landlord, in the event that they instruct a Solicitor.

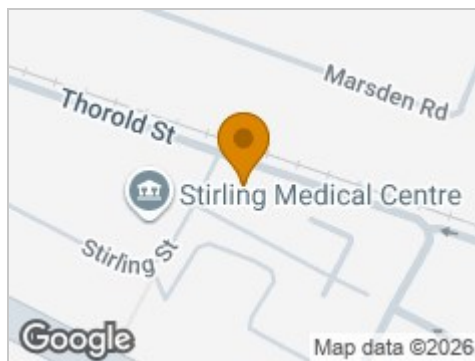
Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



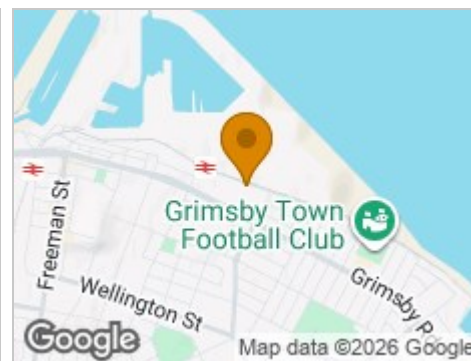
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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