

**FORMER EAGLE SEAFOODS PREMISES,  
KEMP ROAD, GRIMSBY DOCKS, GRIMSBY,  
NORTH EAST LINCOLNSHIRE, DN31 2QD  
INDUSTRIAL TO LET 2,751.85 SQ M (29,610 SQ FT)**



## 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 property is located on the north side of Kemp Road forming part of the well-established Grimsby Docks.

## DESCRIPTION

The property comprises a large detached food grade production facility which is currently divided to provide two principle factory areas together with loading area and cold store. In addition there are good quality ancillary staff and office accommodation. Externally, there is also a generous sized surfaced and enclosed yard area to the side elevation.

The property has drained floors and hygiene panels to walls and ceilings, including food grade lighting to the production and cold store areas. The property further benefits from air conditioning and UPVC double glazing to the office areas with external security shutters. There are a range of dock level and ground level access doors to the loading bay which are accessed via the dedicated service yard to the side elevation.

## SUMMARY

- Detached food production premises of 2,751.85 sq m (29,610 sq ft) approx.
- Well-established location on Grimsby Docks.
- Available upon a 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 Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Production, Cold Stores, Offices & ancillary accommodation	2,751.85	29,610

## TERMS

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

## RENT

£65,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent will be payable quarterly in advance by bankers order. It is understood that the property is registered for VAT purposes and therefore VAT will be levied on all payments made to the Landlord at the appropriate rate.

## LEASE TERM

By negotiation.

## REPAIRS AND INSURANCE

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

## BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list assessment as £60,500 (Factory & Premises), which 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 and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## EPC

Currently awaiting the production of an EPC Certificate.



## CONTACTS



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#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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