



9 LIMBER ROAD, KIRMINGTON, ULCEBY, NORTH LINCOLNSHIRE DN39 6YB

FOR SALE

**VACANT INDUSTRIAL/
DEVELOPMENT OPPORTUNITY**

**12,059 SQ FT
(1,120 SQ M)**

9 LIMBER ROAD, KIRMINGTON, ULCEBY, NORTH LINCOLNSHIRE DN39 6YB

- ✔ The property is held freehold under title number HS198202.
- ✔ Vacant industrial property
- ✔ Site area of approximately 0.461 hectares (1.139 acres)
- ✔ Well located close to Humberside International Airport
- ✔ Potential development opportunity - STP
- ✔ EPC Rating - D:98

LOCATION

The property is situated in Kirmington, located approximately 4 miles west of Junction 5 of the M180 motorway, 5 miles west of Immingham, 7 miles east of Brigg, 16½ miles west of Scunthorpe and 19 miles south west of Grimsby and within 1 mile of Humberside International Airport.

The subject property is situated fronting Limber Road close to its junction with Main Street being accessed directly off the A18 to the south. The A18 provides direct access to the M180 motorway at Junction 5.

ACCOMMODATION

	Sq M	Sq Ft
Workshop / Warehouse	1,025.57	11,039
Modular Office Building	94.78	1,020
Total Gross Internal Area:	1,120.35	12,059

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 98 (Band D).

VAT

All prices, and premiums etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The premises has a Rateable Value of £12,750. For business rating information please visit www.voa.gov.uk.

TERMS

Price on application

DESCRIPTION

The property comprises an early 1990's single storey detached workshop/warehouse of steel portal frame construction with timber roof trusses underneath a multi-pitched profile steel sheet clad roof with translucent roof panels and a mix of block work and timber painted cement rendered elevations and profile steel sheet cladding to the front elevation.

Internally the workshop/warehouse accommodation has been partitioned to provide various manufacturing areas, workshop, stores, WC facilities and is finished with a sealed concrete floor, uPVC double glazed windows with steel mesh security screens, painted timber clad elevations, suspended fluorescent lighting, a Powermatic oil fired ceiling mounted hot air blower having an eaves height of 3.26 m up to 5.18 m at full span.

To the front of the workshop / warehouse are two manual roller shutter loading doors both having a height of 3.36 m and a width of 4.09 m.

Attached to the northern elevation of the main workshop/warehouse is a portacabin which has been inter-connected to the workshop and is used as a staff canteen. Inter-connecting to the southern elevation is a single storey extension of the main workshop / warehouse with a connecting link corridor to a container unit which has been converted to provide further storage accommodation.

To the front of the workshop / warehouse is a single storey modular office building which has been finished with plastered and painted walls, suspended ceiling with inset fluorescent lighting, carpet tiled flooring, uPVC double glazed windows, central heating radiators and provides a reception area, male, female and disabled WC's and a mix of open plan and partitioned offices.

Attached to the rear of the property is a profile steel clad extension which houses a biomass heater and extraction system.

SALE ON BEHALF OF THE JOINT LPA ADMINISTRATORS

This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability

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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment through the agents.



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