

THE TRADE YARD BARTON
FALKLAND WAY,
BARTON-UPON-HUMBER, DN18 5RL

**THE
TRADE
YARD**

**3,400-13,600SQFT
AVAILABLE TO LET
NEW UNIT COMING 2023**

A development by



KEY FEATURES

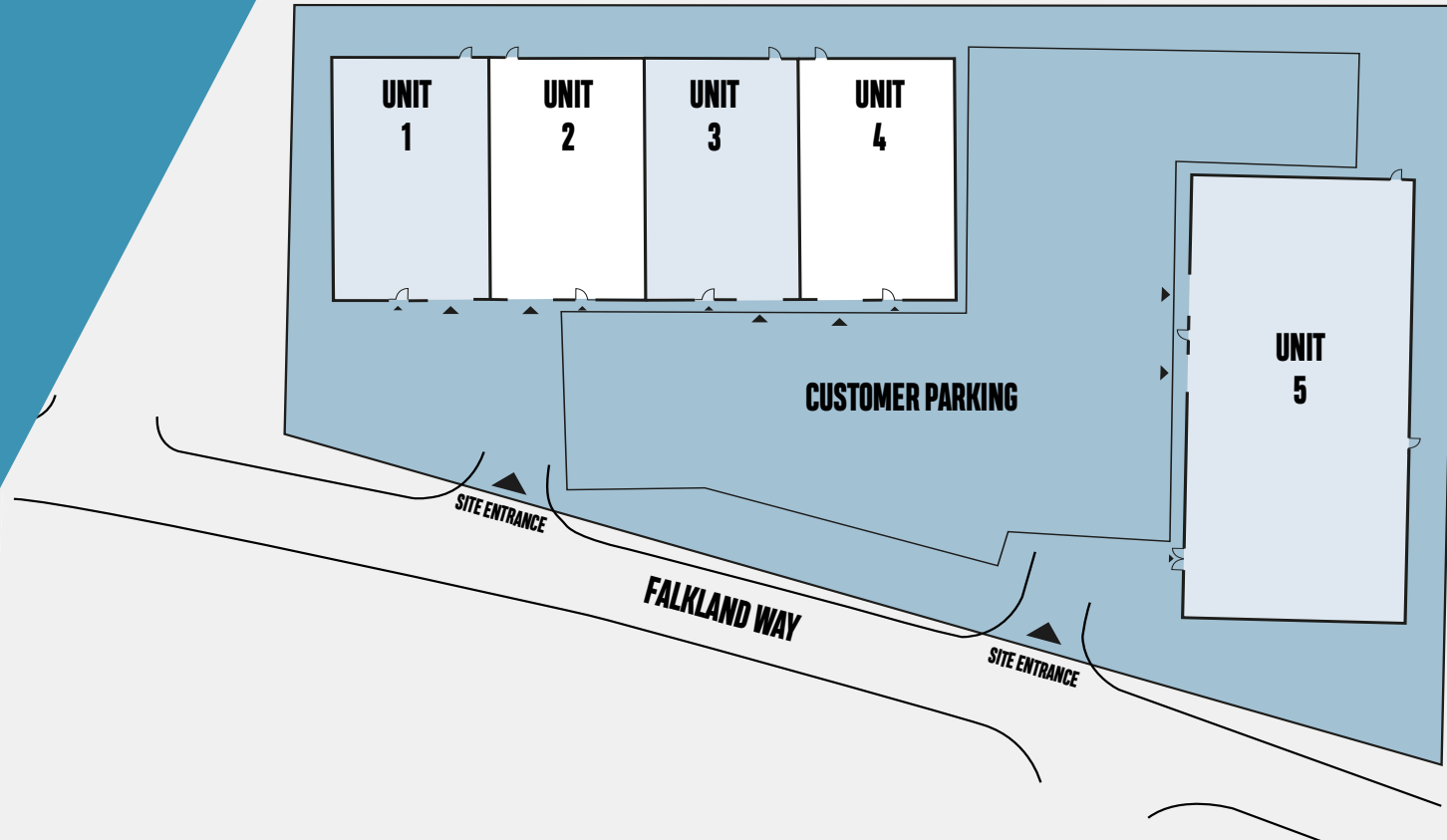


Photo of The Trade Yard Beverley

The Trade Yard Barton is a new development by leading developers, Allenby Commercial, with the vision to create main trade Hub with national names occupying the other units creating a one stop shop for businesses and DIYers, serving the urban and rural area of Barton District.

- National Trade Operators on-site, already committed to site.
- High profile trade site.
- Growing area in the heart of the Green Ports.
- Hundreds of new homes planned.
- Ideal trade counter use.
- Less than 10 minutes to the Humber Bridge and motorway networks.
- Recently acquired by leading property developer Allenby Commercial.

THE UNITS



The Trade Yard Barton is a prime opportunity for trade, warehouse and light industrial occupiers looking for well connected high quality business space in North Lincolnshire. Bespoke turnkey fitouts are available by negotiations making moving hassle free. Freehold and leasehold design and build buildings can be delivered within approximately 32 weeks from signing legal agreements.

UNIT 1

3,400SQFT

UNIT 2

3,400SQFT

UNIT 5

9,000SQFT

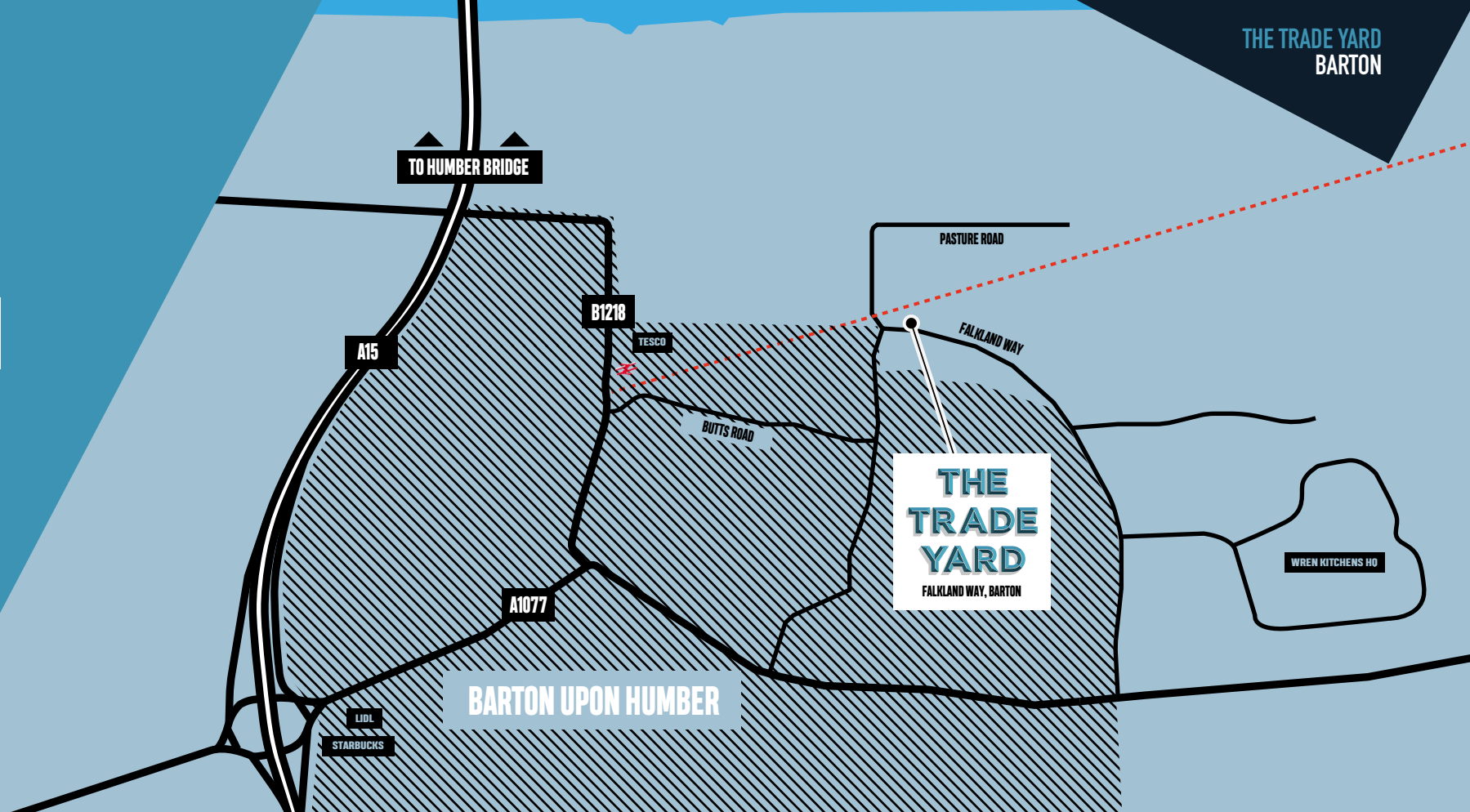
UNIT 3

3,400SQFT

UNIT 4

3,400SQFT

THE LOCATION



Barton upon Humber is a historic market town serving as the economic center for the surrounding rural areas for North Lincolnshire and benefits from a catchment area of approximately 40,000 people. The area is well situated, being within close proximity to Humberside International Airport and adjacent to the Humber Bridge. The town has good road link the M180, M181 and M62, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations.

North Lincolnshire also offers an extensive and readily available labor supply with a variety of manufacturing, production and distribution skills, highlighted by Wren kitchens national manufacturing and distribution hub. The property is prominent and highly visible location with a large road frontage.

OUR TERMS



RENTAL

From £8sqft.

TERM

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. 10 year lease.

VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority. singular units are expected to fall under the business rate threshold.

EPC

C or Better.

**THE
TRADE
YARD**

**THE TRADE YARD
BARTON**

YOUR ENQUIRY

For details on the lease terms please contact us or one of our letting agents to discuss and arrange a viewing.

LETTING AGENT



DUNCAN WILLEY
PPH

duncan.willey@pph-commercial.co.uk
01724 292 946
07710 344 602

DEVELOPER

ALLENBY COMMERCIAL

Charlie Allenby
charlie@allenbycommercial.co.uk
01482 647138
07415 960 864

