

**BROOKLANDS**  
PROPERTY HOLDINGS LTD

**To Let**

Unit 6B, Europa Park, Grimsby, DN312UJ



- £18,750.00 PA + VAT
- Multi functional industrial/trade unit in prime location close to A180
- 2,500 sq ft
- Generous front loading area
- 6 designated car parking spaces

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# Unit 6B EuropaPark, Grimsby, DN31 2UJ

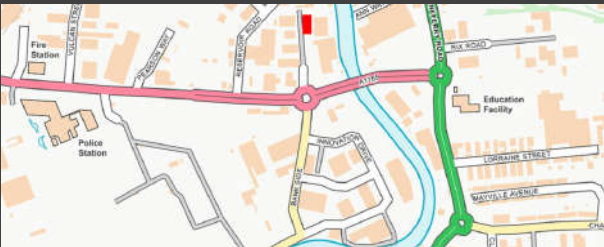
## Location

Europa Park is situated on the north side of Gilbey Road approximately 1½ miles from Grimsby town centre and is also within ½ mile of Grimsby Docks.

Europa Park benefits from excellent road communications being situated just off the A180 roundabout which benefits from daily traffic flow of some 32,400 vehicles and is the main arterial road leading into and out of the town connecting to the M180, Humberside International Airport and M62 via the Humber Bridge.

The business park already combines a mixture of leisure, office, showroom and industrial/distribution uses having attracted such occupiers as Whitbread Brewers Fayre, Premier Travel Inn, Screw Fix, YESSS Electrical, Autowindscreens, BSS Group, Johnstone Paints & Arco.

Europa Park is one of Grimsby's most prestigious and sought after business locations.



## Description

Unit 6B comprises of a mid terraced self-contained industrial unit being of steel portal frame construction, having insulated cladding to the walls and pitched roof above, the latter incorporates certain translucent panels to provide natural light.

The unit is currently constructed to offer an office/trade counter area together with a clear span warehouse/workshop area with disabled WC to the rear corner. The unit also benefits from fitted lighting, full height access door and personnel door, three phase electricity and connection to mains gas.

Externally, there are 6 designated car parking spaces and ample loading and servicing immediately to the front set in a pleasant landscaped environment.

## 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.

Ground Floor:	Sq m	Sq ft
Shop floor / Trade counter	235.3	2,531

## Terms

The property is available to rent on the following terms

## Rent

£18,750 per annum, exclusive of VAT, business rates and all other outgoings. The rental will be payable quarterly in advance by standing order. The property is registered for VAT.

## Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises together

## Rates

The Tenant will be responsible for the payment of business rates. The rateable value is listed as £13,250.00, which with the small business multiplier of 49.9p in the Pound, equates to £6,611.75 PA. This should be checked with the local authority.

It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

## Service Charge

The Tenant will be responsible for the payment of a service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to Europa Park, including any subsequent management thereon. Costs at year end 2022 were £248.00 + VAT

## Insurance

The Tenant will re-imburse the Landlord for the costs of Insuring the Premises. Costs in 2022 - 2023 were £1,156.01 + VAT

## VAT

The property is registered for VAT purposes and therefore VAT will be charged on all payments made to the landlord.

## Legal Costs

Each party will bear their own legal costs, unless both parties agree to use a standard Brooklands tenancy agreement. The cost of which is £350 + VAT

## Energy Performance Certificate

The property has an EPC rating of C 72. A copy of the certificate and recommendation report is available on request.

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