

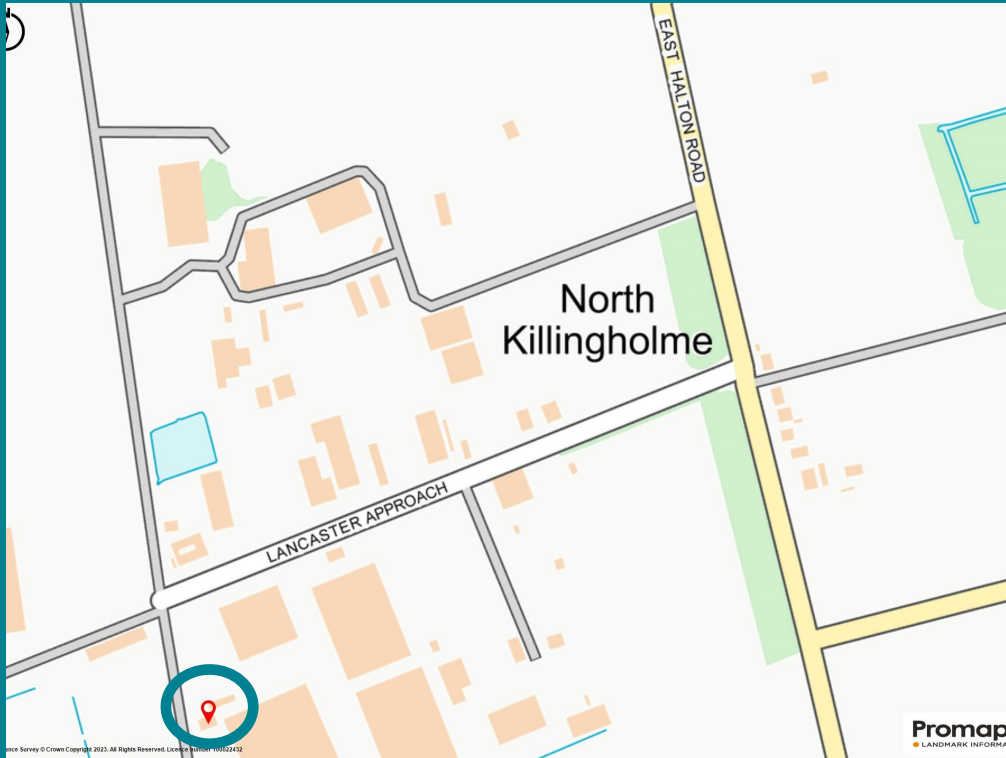
**TO LET**

**LANCASTER HOUSE, LANCASTER APPROACH, NORTH KILLINGHOLME, DN40 3JY**



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**Two storey detached self contained offices**

**Mix of multi-person and individual rooms**

**Recently redecorated and new carpets**

**Generous car parking**

**Available on new lease: £16,000 pa exclusive**

## LOCATION

The property is situated to the south side of Lancaster Approach which forms part of the North Killingholme Industrial Estate. This is an established industrial area which has long been associated with the warehousing, distribution and logistics sectors, but other occupiers on the industrial estate include engineering businesses, construction and plant hire.

The North Killingholme Industrial Estate is situated to the west of the villages of North and South Killingholme and to the north of the A160. The A160 provides access to the A180 motorway link road and to the nearby town of Immingham. The location is well suited for easy access to the Humber ports.

## DESCRIPTION

The property comprises a self contained detached office building of two storey brick construction under a pitched tile roof and having upvc framed double glazed windows.

The accommodation provides an entrance porch leading in to an reception area. There are two ground floor offices, filing room / stationery store, meeting room, male and female WCs and kitchen. At first floor there are six offices. The offices provide a mixture of multi-person and individual rooms. The offices have recently been redecorated and new carpets laid. Lighting is primarily surface mounted and there is air-conditioning to part of the building. There is oil fired central heating.

Externally there is large car parking area allocated to the offices.

## ACCOMMODATION

The property has been measured on a net internal basis.

Offices	193.0 sq m	(2,077 sq ft)
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## TERMS

The offices are available by way of a new full repairing and insuring lease at a rent of £16,000 per annum exclusive. The length of lease by negotiation subject to a minimum term of three years.

## ADDITIONAL INFORMATION

**Local Authority:** North Lincolnshire Council.

**Rateable Value:** £7,600.

**EPC:** TBC.

**Services:** Mains water, electricity and drainage are connected to the property. There is an oil fired central heating system. Tenants are advised to check on the suitability of supplies for their proposed use.

**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

**Code for Leasing Premises:** It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

## VIEWING AND FURTHER INFORMATION

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