



ALL ENQUIRIES

**TRONDHEIM WAY, REDWOOD INDUSTRIAL ESTATE,
STALLINGBOROUGH, DN41 8FD**

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Factory / warehouse premises with offices

Total site area 2.4 acres including extensive block paved lorry parking

Established industrial location

Easy access to docks and motorway link road

Price / Rent on application

LOCATION

The property is situated on Trondheim Way in Stallingborough which forms part of the Redwood Industrial Estate. This is a modern development of purpose built warehouse, factory and workshop premises. Access is gained via a roundabout at the junction with Kiln Lane and North Moss Lane. The Eastgate entrance to Immingham Dock is with 1.5 miles of the property there is easy access to the A180 which provides access to Grimsby to the east and the M180 / A15 at Barnetby Interchange to the west.

DESCRIPTION

The property comprises a purpose built factory / warehouse and offices constructed in the late 1990s. Until recently the factory space has been used for the processing fish. The factory building is of steel portal frame construction with profile sheet cladding to the walls and roof. The office building is to the front of the site and attached to the factory. It is of brick construction under a profile sheet roof and provides a mixture of open plan and private offices together with canteen and the usual WC facilities. There is a loading bay to the side election with three roller shutter door with level access to the loading bays.

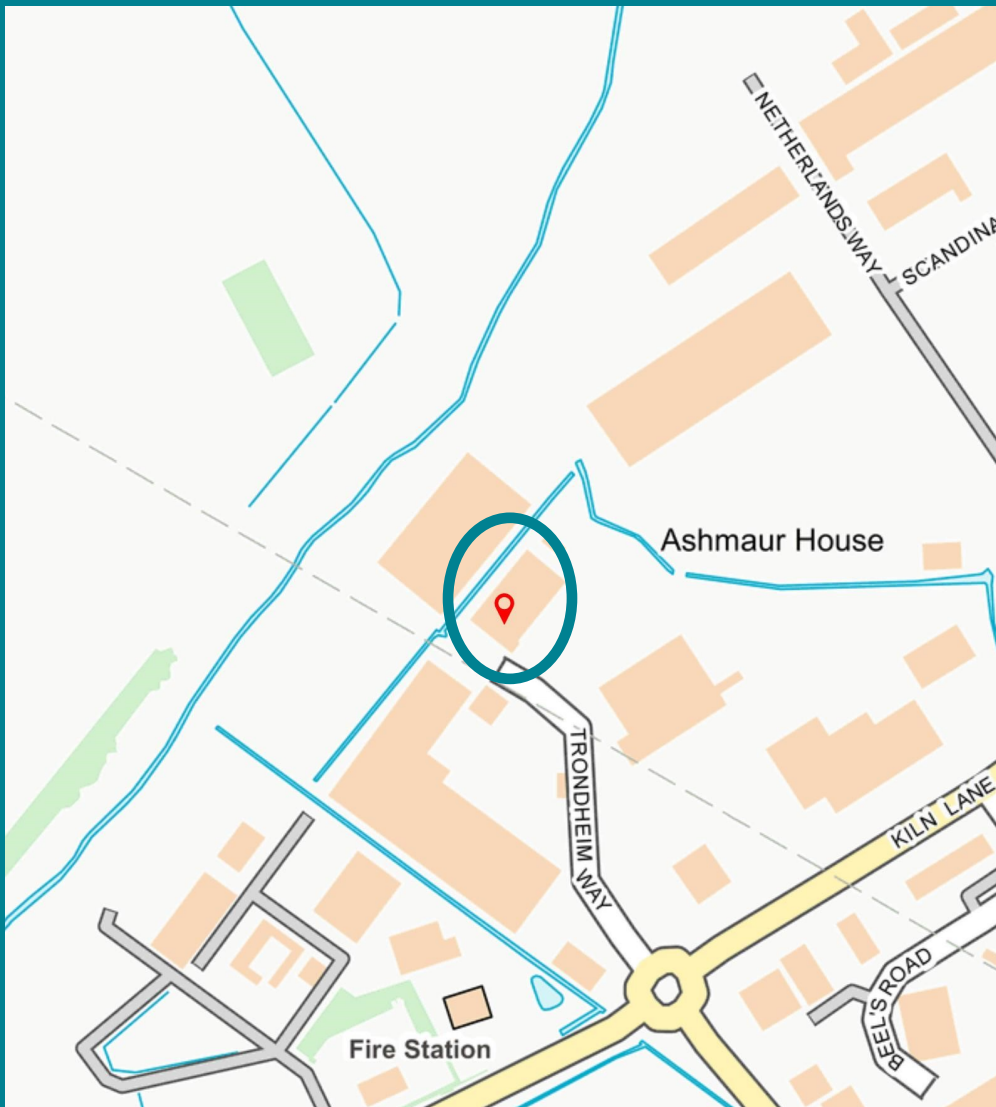
There are extensive external areas which are part concrete surfaced, part block paved with the remained being stoned. Boundaries are marked by steel palisade security fencing.

ACCOMMODATION

The property has been measured on a gross internal basis and extends to:-

Offices and ancillary	460.6 sq m	(4,956 sq ft)
Factory / workshop	1,836.5 sq m	(19,760 sq ft)
Total	2,297.1 sq m	(24,716 sq ft)





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TERMS

The property is available either for sale or to rent. Price and lease terms on application.

ADDITIONAL INFORMATION

Tenure: The property is freehold.

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Warehouse and Premises with a rateable value of £67,000

EPC: TBC.

Services: Mains water, electricity and drainage are connected to the property. We are aware that there has been damage to the electrical installation. Occupiers are advised to check on the suitability of services for their proposed use.

VAT: The purchase price quoted is exclusive of VAT. VAT is applicable to this transaction.

Legal Costs: Each party will pay their own legal costs.

VIEWING AND FURTHER INFORMATION

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