

# Industrial Units— New Holland Industrial Estate To Let

4 Units— Ranging from 1,292 sq ft to 1,938 sq ft



- Small bespoke industrial units
- Attractive semi rural setting
- 2 units of 1,292 sq ft — rent £5,000 pa ex + V.A.T
- 2 units of 1,929 sq ft — rent £7,500 pa ex + V.A.T

**North Lincolnshire Council is offering the property by private treaty.**

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## Location

North Lincolnshire is on south bank of the Humber Estuary. Its population is approximately 160,000, Scunthorpe being the principle commercial centre. The town is situated adjacent to the M180 and M181 motorways, which has good links to the national motorway network, regional airports, docks and other substantial conurbations. The area is well situated, being in close proximity to Humberside International Airport and, excellent rail links are available to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is located on Morgan Way (off Lincoln Castle Way) in the town of New Holland to the north east of the County, some 15 miles from Scunthorpe. The property is within a sufficient proximity of the new South Humber Bank development to be utilised for subsidiary industries.

## Accommodation

Single storey portal framed industrial units with brickwork and profile steel sheet cladding, built in the early 1990's. The Units are within a complex of 6 no. units split into 2 blocks facing a central communal courtyard. Each having an up and over insulated door and also personnel door fitted. The property benefits from car parking spaces. Mains water and electricity are connected to the units.

**Unit 1: 1,292 sq ft (120 sq m)**

**Unit 2: 1,938 sq ft (180 sq m)**

**Unit 4: 1,938 sq ft (180 sq m)**

**Unit 5: 1,292 sq ft (120 sq m)**

## Terms

The units are available to let by way of a new Lease.

The leases will be full repairing together with reimbursement of the annual property insurance premium to the landlord.

The tenants will be responsible for all utility and other costs in respect of the units.

## Rent

**Unit 1: £5,000 pa ex + V.A.T**

**Unit 2: £7,500 pa ex + V.A.T**

**Unit 4: £7,500 pa ex + V.A.T**

**Unit 5: £5,000 pa ex + V.A.T**

## 'RATES' - NNDR & Council Tax

The Tenant will be responsible for the payment of any business rates and/or council tax that are levied on the units.

The property's rateable value is believed to be:

Unit 1: £2,850

Unit 2: £4,600

Unit 4: £4,200

Unit 5: £2,750

The figure does not constitute Rates Payable and interest parties are advised to contact the council's Business Rates team on (01724) 296095 for further details and for further information regarding Small Business Rates Relief

## Building Service Charge

None

## Planning

Potential Tenants are advised to satisfy themselves on all Planning matters. Further information regarding planning can be obtained from the council's Development Control team on:

(01724) 297420 or 297493

## Services

The New Holland Industrial Estate benefits from mains supplies of water, sewerage and electricity. The supplies are untested and unwarranted.

## EPC

N/A

## Viewing/Inspection

To view the site contact (01724) 297330

## Possession

Vacant possession will be given on completion.

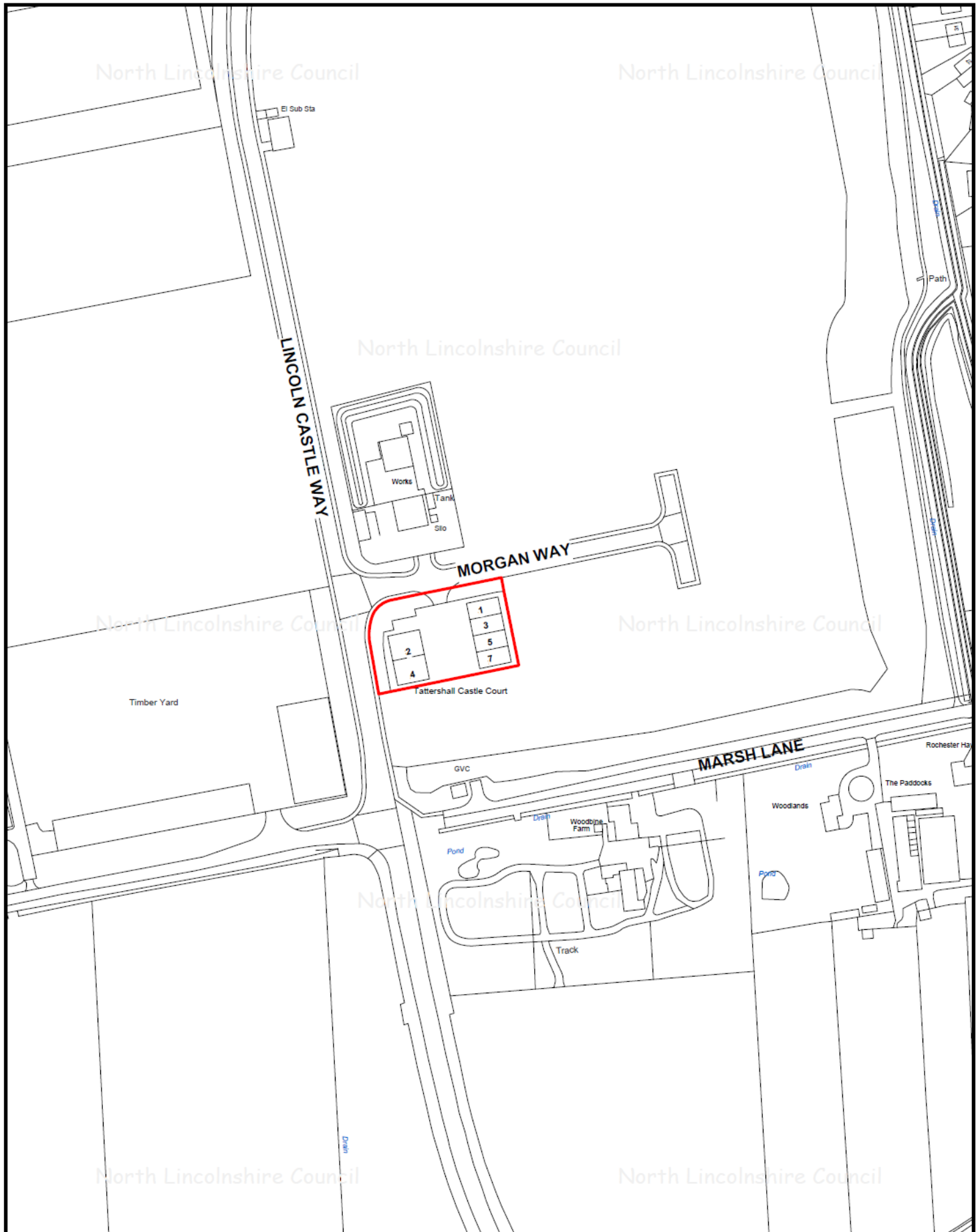
## VAT

The Seller has elected to charge Value Added Tax.

## PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/ structures before any contractual commitment**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters**

**The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.**



Title: New Holland Industrial Estate, New Holland	Location Plan Only	Version: 1
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Drawn by: Sue Bulmer	Date: 16/04/2015	Scale @A4 1:2500	
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