TO LET
Sidney Keane Wing, Humber Seafood Institute, Origin Way, Europarc, Grimsby, DN37 9TZ

• Food processing factory with ancillary accommodation
• Accommodation extending to approximately 581.4 sq m (6,259 sq ft)
• Well specified development kitchen with observation room
• Located on the premier business park within Grimsby, benefitting from excellent access to the national motorway network (via the A180)

Guide Rent £60,000 p.a.
LOCATION/DESCRIPTION
Situated on the periphery of Grimsby lies Europarc, considered to be the premier business park within Great Grimsby. Benefitting from excellent access on to the national motorway network (via the A180), Europarc further provides easy access to and from the South Humberside Industrial Estate, Grimsby and Immingham Dock as well as the surrounding villages. Already situated on Europarc is the Innovation Centre, comprising 54 modern and high standard offices, in addition to a number of industrial and commercial occupiers as well as the newly opened Beechwood Farm public house.

The Humber Seafood Institute was designed to support the food processing industry by providing high-end research and development facilities within a convenient location. The Institute comprises 7 modern office suites with meeting rooms, product development kitchens, refrigerated research facilities, chemical and environmental laboratory equipment, process hall and microbiological laboratories. The available accommodation comprises a large processing room with ancillary facilities including chillers, development kitchen and offices, with the standard of finish being in-line with that which would be expected from a highly-specified food processing facility.

ACCOMMODATION
Processing Room 226.0 sq m (2,432 sq ft)
Processing Ancillary 212.9 sq m (2,292 sq ft)
Ancillary 142.6 sq m (1,535 sq ft)
Total 581.4 sq m (6,259 sq ft)

DISPOSAL TERMS
The premises are available To Let at a guide rent of £60,000 per annum for a minimum term of 3 years on an effective full repairing and insuring basis.

RATEABLE VALUE
The tenant will be responsible for the payment of rates at the property. The premises are listed within the Rating List as ‘Factory & Premises’ with a Rateable Value of £48,250. (Source VOA website).

LEGAL COSTS
The ingoing tenant will be responsible for all parties reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW
Please contact Andrew Parker andrew@scotts-property.co.uk at the Grimsby Office Tel: 01472 267000. CS.6287.