



TO LET

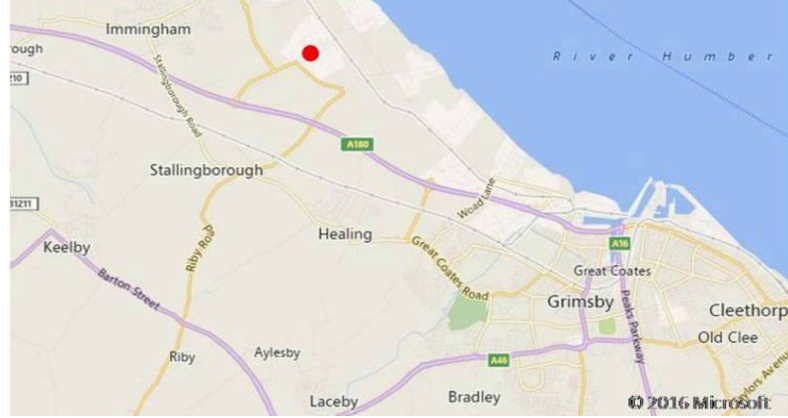
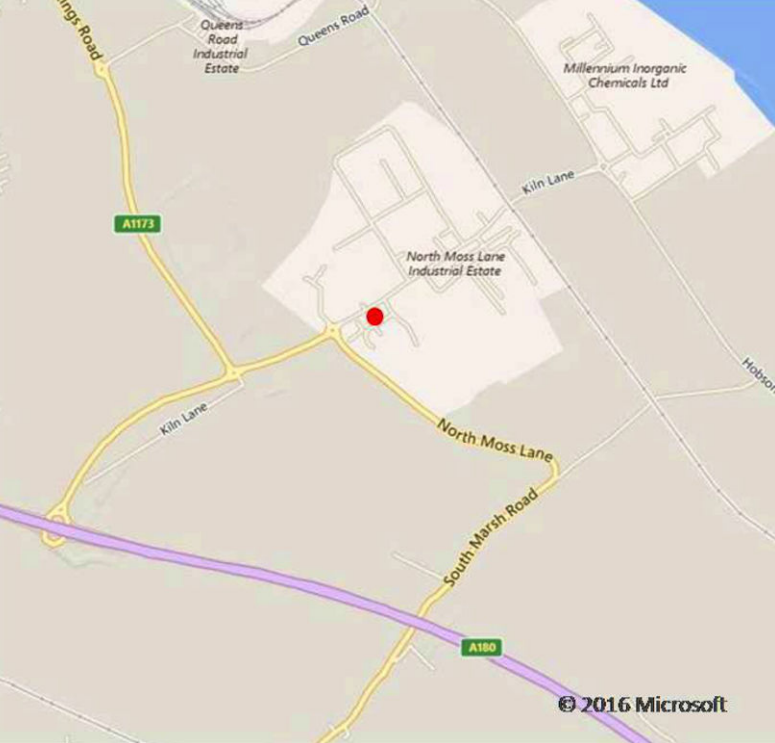
KILN LANE INDUSTRIAL ESTATE

Beel's Road, Stallingborough, DN41 8DN



- Good access to A180
- Well established industrial location
- Each unit with own compound
- Large shared forecourt with parking
- Range of simple tenancy agreements
- Quick completions often possible

WORKSHOP / INDUSTRIAL UNITS
2,422 sq ft (225 sq m)



TRAVEL DISTANCE

	Miles	Mins	
Grimsby	7	11	Car
Hull via Humber Bridge	28	37	Car
Scunthorpe	23	29	Car
M18 via M180	38	40	Car

Source: theAA.com

Kiln Lane Industrial Estate

Beel's Road, Stallingborough



DESCRIPTION

The estate comprises 4 similar units in a terraced block, each with its own compound, accessed from a large shared service yard with parking.

SPECIFICATION

- Clear span steel portal frame construction
- Brick/block walls with profiled metal cladding
- 3 phase electricity supply/capability
- Reinforced concrete floors to production area
- Loading door opening 3.6m x 3.6m
- Min. clear height to underside of steel haunch 3.6m

EPC

EPC ratings in C to D range. Individual copies available on request

LOCATION

Located on Beel's Road in the established Kiln Lane and North Moss Lane industrial area, the estate is easily reached off the A180 via the A1173.

TERMS

- Range of flexible tenancy agreements
- Tenant to repair and decorate interior (inc all doors and windows)
- Landlord to repair and decorate exterior and structure
- Rents are subject to VAT at standard rate
- The Principal Rent may be subject to an annual increase not exceeding 3%
- Deposit and/or guarantees may be required
- Admin fee of £150 payable at completion

VIEWING / FURTHER INFO

Please contact us directly for current availability and for viewings



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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