



NORTHERN TRUST
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TO LET

KILN LANE INDUSTRIAL ESTATE

BEEL'S ROAD | STALLINGBOROUGH | DN41 8DN

INDUSTRIAL UNITS

2,363 - 2,422 SQ FT

KEY FEATURES

- Modern Industrial Accommodation
- Three Phase Electricity Supply
- Established Location
- Nearby Amenities
- Excellent Transport Links

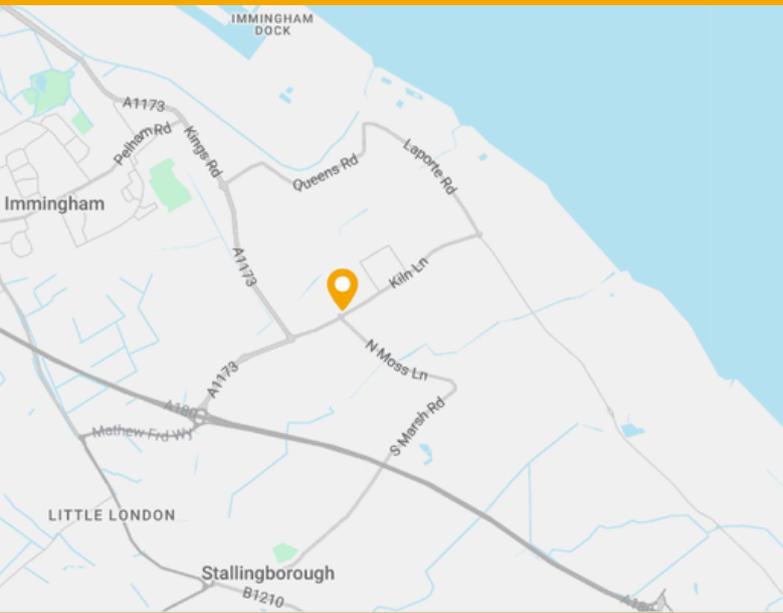


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LOCATION

Kiln Lane Industrial Estate is located on the outskirts of Stallingborough, a village in North East Lincolnshire positioned to the north-west of Grimsby and close to the River Humber. The estate occupies a convenient and established industrial location, accessed directly from Beel's Road.

The site benefits from excellent transport links, being only a 3-minute drive from the A180, which provides direct access to Grimsby (7 miles) to the east and Junction 5 of the M180 (10 miles) to the west, linking onwards to Scunthorpe and the national motorway network.

Local amenities are easily accessible, with a Morrisons supermarket and Beechwood Farm restaurant within 7 minutes' drive. Further services, retail outlets, and leisure facilities are available in nearby Grimsby, supporting both business operations.

MODERN INDUSTRIAL UNITS

2,363 - 2,422 SQ FT

DESCRIPTION

Kiln Lane Industrial Estate provides a total of 9,688 sq ft of modern industrial accommodation, arranged as a single terraced block of four units.

The units are constructed of steel portal frame with brick and block elevations and profiled metal cladding above. Internally, they feature reinforced concrete floors and are serviced by a three-phase electricity supply, ensuring they are well-suited to a wide variety of industrial, storage, and distribution uses.

Externally, the estate is set within attractive landscaped surroundings, creating a professional working environment.

KEY FEATURES

- Shared forecourt providing ample car parking and circulation space
- Self-contained units with secure access
- Junction 5 of the M180 within 10 miles, providing connectivity to Scunthorpe and the regional motorway network
- Stallingborough village services nearby



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.

