

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

Property Information

Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

- Established Warehouse Location close to the A180
- Comprises Warehouse & Offices of over 56,000 sq ft
- Site Area of 2.8 Acres
- Includes on site parking for 80 Cars
- Asset Management/Development Opportunity (subject to consents)

Lot 32
Auction 31/Mar/2022

Vacant Possession
Status Available

Sector Industrial/Warehouse
Auction Venue Live Streamed Auction

On Instructions of a Major Fund

Location

Miles 33 miles south-east of Kingston upon Hull, 35 miles north-east of Lincoln
Roads A16, A180, M180
Rail Grimsby Railway Station
Air Humberside Airport

Situation

Grimsby is a well established commercial centre for North East Lincolnshire having a resident population of circa 100,000 and is a major fishing port situated 33 miles south-east of Hull and 35 miles north-east of Lincoln. Grimsby is well situated with road connections to the A180/M180 which in turn provides access to the M18, the Humber Bridge and Humberside International Airport. The property is situated 3 miles west of Grimsby Town centre on the established Great Grimsby Business Park at the junction of Athenian Way and Laforay Road. Occupiers closeby include

Tenure

Virtual Freehold. Majority is held Long Leasehold from North East Lincolnshire Borough Council for a Term of 999 years from 24/04/1992 at a peppercorn rent and insurance. Part Freehold.

Description

The property comprises a ground floor former food production warehouse unit together with a two storey office building. The warehouse has a maximum eaves height of 10 metres, 4 dock level loading doors and on site parking for approximately 80 cars. The property is currently fitted out as a food production warehouse and the sale will include plant and machinery associated with the previous use. No warranties can be given as to the condition & functionality of the plant & machinery. Further information is available in the legal pack. There is a sub-station on site. Site area 1.13 Hectares (2.8 Acres)

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to North East Lincolnshire Borough Council - www.nelincs.gov.uk - Tel 01472 326 289 option 1.

Completion Period

6 Week Completion

EPC

The EPC will be available to view online in the solicitor's legal pack.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Possession
Ground First	Offices, Warehouse Offices	4,694.54 sq m 572.74 sq m	(50,532 sq ft) (6,165 sq ft)	Vacant
Total		5,267.28	(56,697 sq ft)	

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



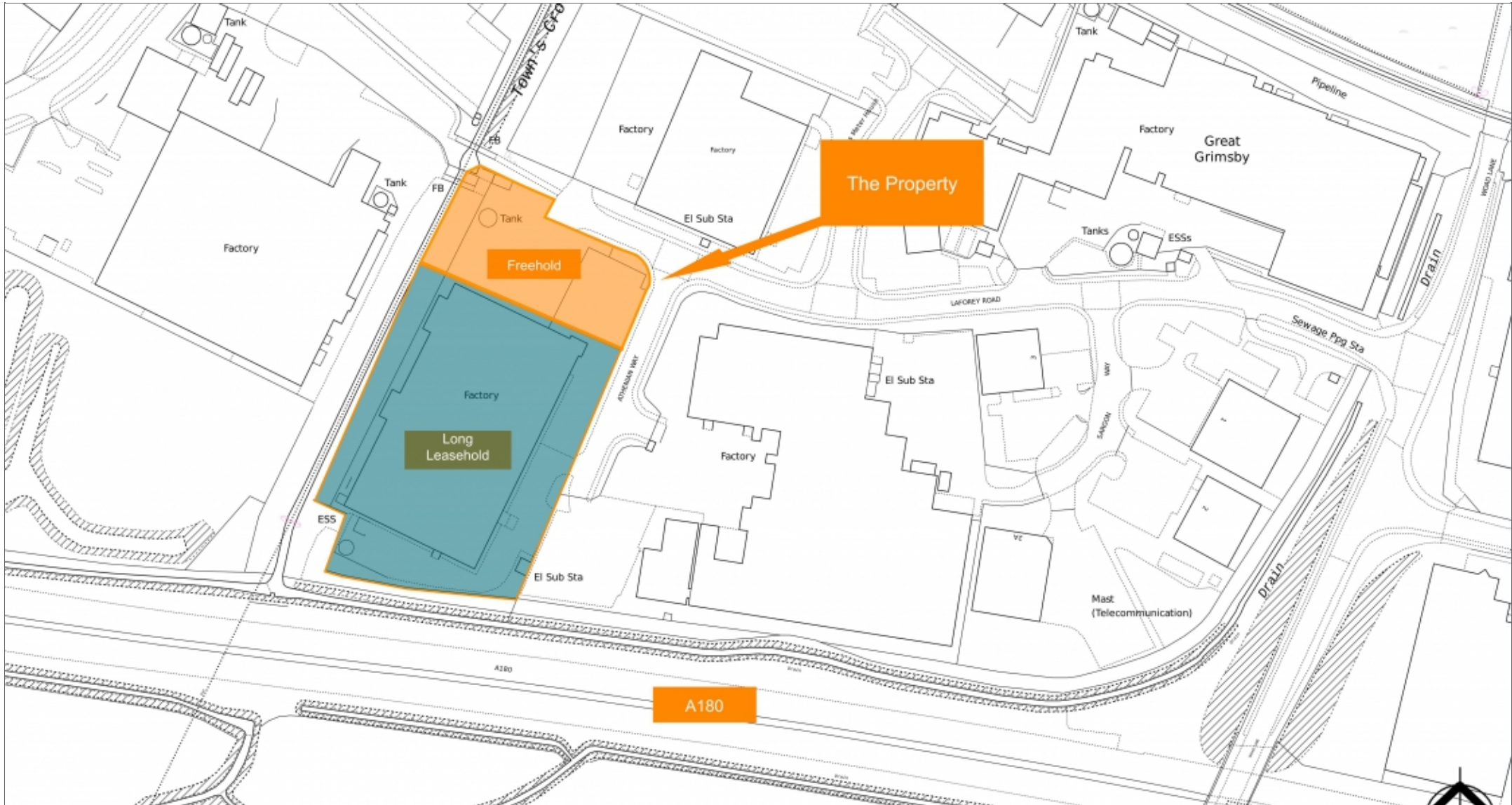
Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acutus.co.uk

Lot 32, Athenian Way, Great Cotes, Grimsby,

Lincolnshire DN37 9SY

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120904

charlie.powter@acuitus.co.uk

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Seller's Solicitors

Addleshaw Goddard LLP

Daniel Glowacz

+44 (0)113 209 2176

Daniel.Glowacz@addleshawgoddard.com

Sinead Parker

+44 (0)113 209 2176

Sinead.Parker@addleshawgoddard.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020

Vacant Industrial/ Warehouse of over 56,000 sq ft on 2.8 Acres

www.acuitus.co.uk