

Suite 7, Marlin House, Kings Road, Immingham, DN40 1QS

Eddisons Incorporating Banks Long & Co

# Suite 7

Marlin House, Kings Road, Immingham, DN40 1QS



## For Viewing & All Other Enquiries Please Contact:

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OVERVIEW

**DESCRIPTION** 

LOCATION

**IMAGES** 

PLANS

## **Property**

The property comprises a first floor suite, within a two storey office building providing private offices off a central corridor, with shared staff, kitchen and WC facilities.

It also benefits from the use of the Marlin House communal car park.

#### Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	$m^2$	ft²
Total NIA	35	380

#### **Services**

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## **Town & Country Planning**

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town & Country Planning (Use Classes) Order 1987 (amended 2020).

Following the changes to the Use Classes Order that came into effect on the 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D1 (Assembly).

#### Rates

Charging Authority: North East Lincolnshire Council

**Description:** Office and Premises

 Rateable value:
 \$2,800

 UBR:
 0.512

 Period:
 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charqing Authority.

#### **Tenure**

The property is available **To Let** by way of a flexible short term licence agreement for a period to be agreed.

#### Rent

£2,700 per annum exclusive

### **Service Charge**

A service charge will be levied to cover the upkeep and maintenance of all common parts.

#### **VAT**

VAT may be charged in addition to the rent at the prevailing rate.

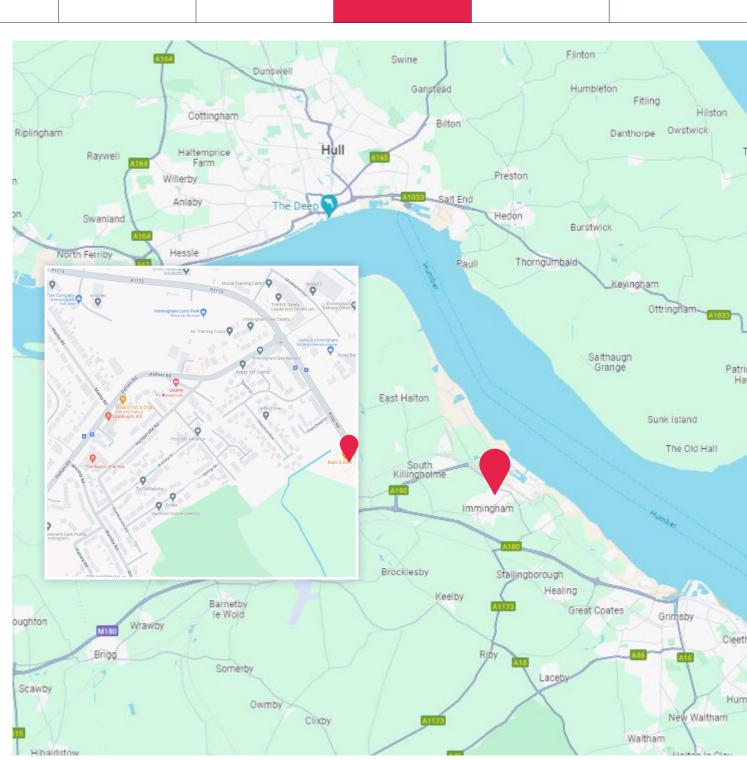
## **Legal Costs**

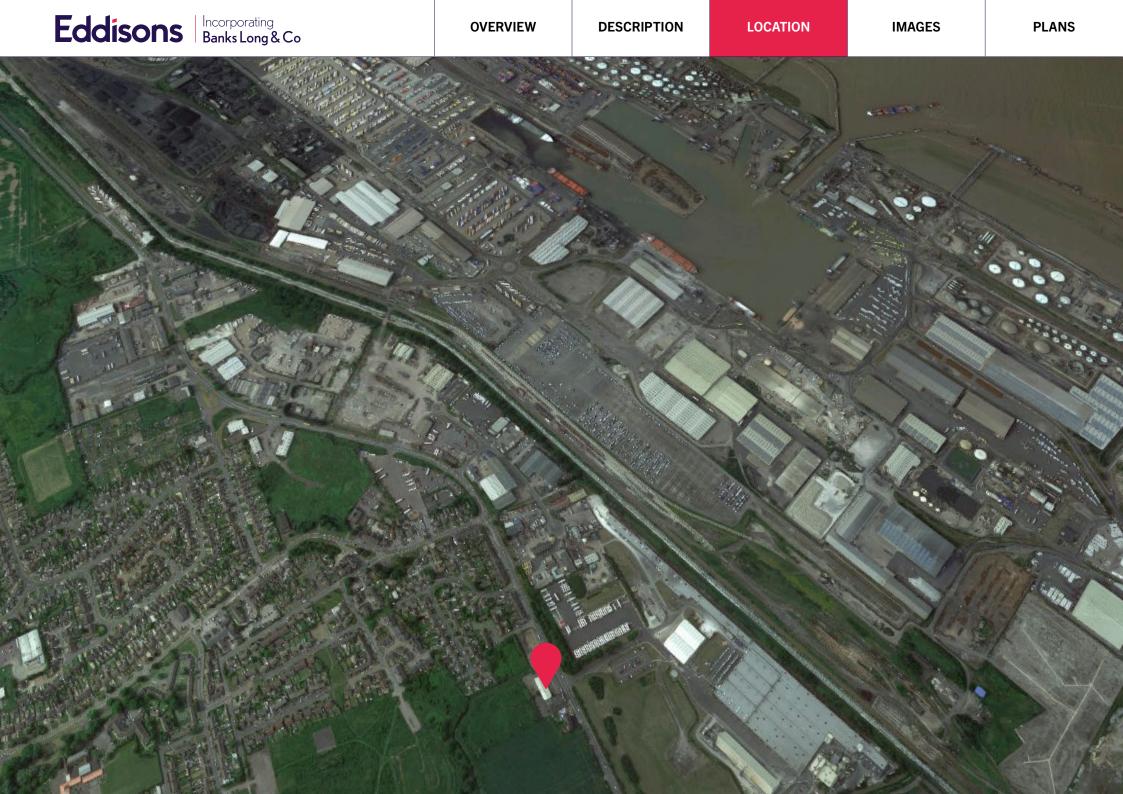
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The property is located fronting Kings Road, a short distance from Immingham Docks and the A160.

The premises are surrounded by notable nationwide companies, including Royal Mail, DHL and Knauf.





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