

INDUSTRIAL UNIT

TO LET



Unit 3B, Hassall Road Industrial Estate, Skegness
PE25 3TB

#1219606/2024K

Eddisons

UNIT 3B, HASSALL ROAD INDUSTRIAL ESTATE

SKEGNESS, PE25 3TB



Agreement

To Let



Detail

Industrial Unit



Rent

£8,000 pax



Size

139.48 sq m (1,500 sq ft)



Location

Skegness, PE25 3TB



Property ID

#1219606/2024K

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a mid-terraced industrial unit of steel portal frame construction with brick/block elevations and a steel clad roof.

Internally, the unit comprises open plan industrial storage, WC facilities and staff breakout area/kitchen. The unit is fitted with concrete floor, LED strip lighting and roller shutter door.

Externally, the unit benefits from parking at the front of the unit with shared loading and circulation facilities.

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 | ft ² |
|-----------|----------------|-----------------|
| Total GIA | 139.48 | 1500 |

Energy Performance Certificate

Rating: C68

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 B8 (Storage and Distribution) or E(g)(iii) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Store and Premises
Rateable Value: £6,300

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£8,000 per annum exclusive

Maintenance Rent

A maintenance rent will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

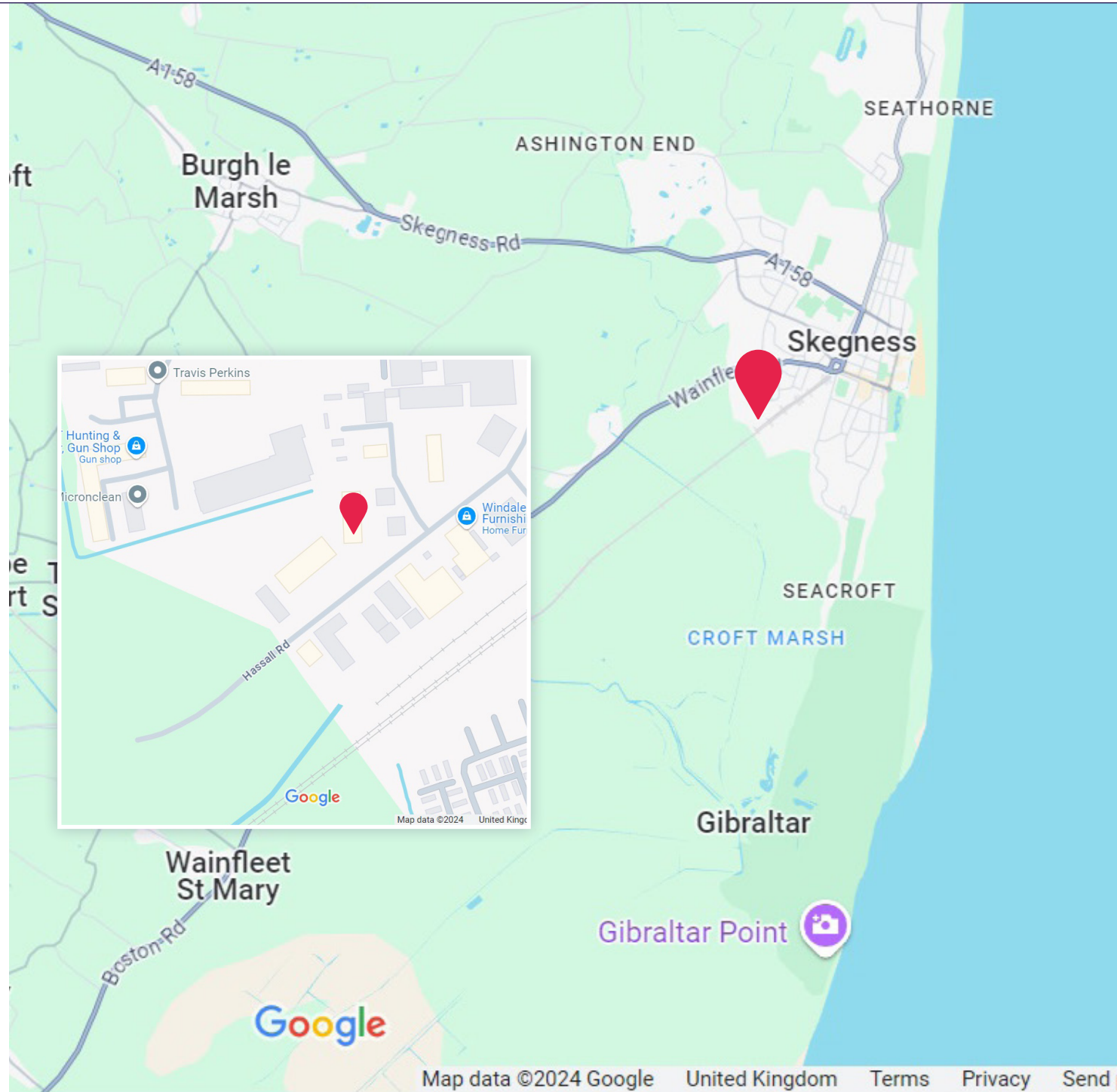
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Skegness is the principal seaside resort on Lincolnshire's East Coast and has a resident population of circa 18,910 people, with a district population of circa 130,000.

The principal access routes to the town are via the A52 from Boston, approximately 22 miles, and A158 to Lincoln, approximately 43 miles.

The property is located on the principal industrial site within the Skegness region.







Unit 3B, Hassall Road, Skegness, PE25 3TB

