



BANKS
LONG&Co

SUITE 7, MARLIN HOUSE, KINGS ROAD,
IMMINGHAM, DN40 1QS

OFFICES

- First floor suite
- 35 sq m (380 sq ft)
- Communal car parking

- Fronting Kings Road
- Short distance to Immingham Docks and the A160
- TO LET



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.

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.

Total NIA 35 sq m (380 sq ft)

SERVICES

We understand that mains supplies of water, drainage and electricity 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 AND 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 & Premises

Rateable value: £2,800

UBR: 0.512

Period: 2020-2021

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 suite 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.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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