



Industrial in DN32

Albert Street West, Grimsby, Lincolnshire,
DN32 7SL

£250,000 Starting Bid

Tenure

Leasehold

Off Street parking

Property features

- ✓ Incredibly Versatile Mixed Use Industrial Units
- ✓ Huge Potential for Adaptability
- ✓ Highly Secure Central Yard for Parking Or Storage
- ✓ Lease Due For Renewal August 27
- ✓ Workshop, Office, Yard, Storage and Showroom Space

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Now available to market is this extensive and well maintained mixed industrial compound style unit that contains a range of versatile and adaptable spaces that could suit a wide spectrum of varied business needs.

The current configuration utilises the space available excellently with an extensive industrial workshop equipped with LED lighting and a similarly spacious unit opposite currently serving as a large kitchen showroom and reception area. Each side enjoys access to a host of additional spaces from offices, storage, a toilet block and even kitchenettes that greatly enhance the utility of the overall property.

The centre is dominated via a central, secure and gated yard which provides an expansive area of hard standing that is perfect for logistical use, goods vehicles, general parking or outdoor works or storage. Located around this space is a selection of sheltered storage areas.

Located just off of the Freeman Street highstreet, the property enjoys a central location within the town and boasts a wide range of amenities in close proximity as well easy access to the A180 and Grimsby docks.

This agent has been advised that the property currently exists as a leasehold interest with annual expenses relating to the lease being circa £5750 PA.

The ratable value of the property will be established at £10,750 as of 1 April 2026.

Please note we have not inspected this property.

Price: Starting Bid £250,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: Off Street

Location

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Accommodation

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Tenure

Leasehold, title number HS364310

EPC

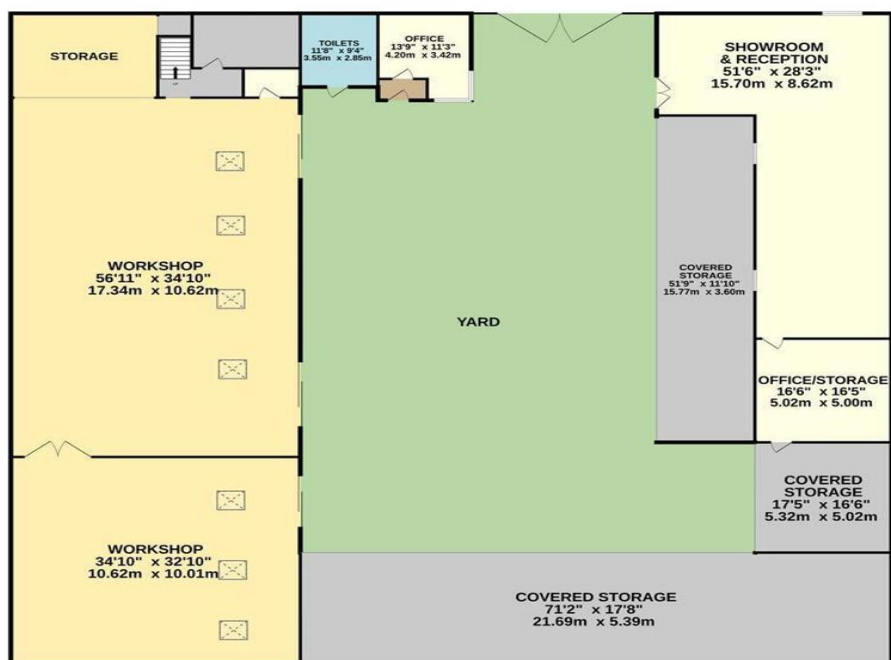
Rating C - full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

GROUND FLOOR
7322 sq.ft. (680.3 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 7787 sq.ft. (723.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Albert Street West, Grimsby, Lincolnshire, DN32 7SL

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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