



# COMMERCIAL UNITS TO LET

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**14-18 BRIGG ROAD, BARTON  
UPON HUMBER, DN18 5DH**

Flexible commercial space, ready to occupy —  
in the heart of Barton-upon-Humber

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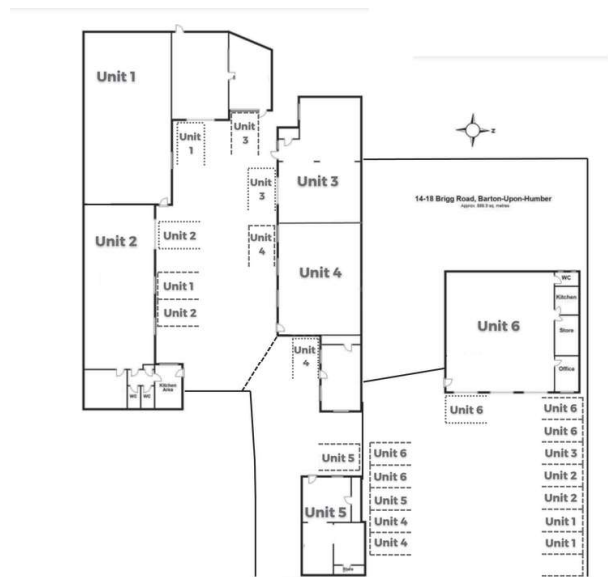
# INTRODUCTION

## Commercial space

Two refurbished commercial units available to let at 14-18 Brigg Road, Barton upon Humber. Suitable for a range of uses, these self-contained workshop and warehouse spaces offer flexible accommodation in a well-connected North Lincolnshire location. Both units benefit from access to a shared kitchen and WC facility. Available on new full repairing and insuring leases, with terms by negotiation.

## Location

The property sits on the west side of Brigg Road (B1218), a short distance north of Barton town centre. Barton upon Humber is adjacent to the A15, providing easy access to the M62 via the Humber Bridge to the north, and the A180/M180 to the south, giving direct links to Scunthorpe, Grimsby and Lincoln.



# Unit 1

## Workshop/Warehouse

A detached, clear span workshop with an adjoining store. The building is of solid brick construction beneath a pitched tiled roof, with a mono pitched lean-to area and plant room. A practical, flexible space suitable for a range of commercial uses.

**Size: 2649 sq ft**

**Rent: £1333 per month**



# Unit 2

## Workshop/Warehouse

A substantial workshop/warehouse unit with brick walls beneath a pitched roof, uPVC double glazing and an access door. Unit 2 also benefits from direct access to a shared WC and kitchen facility, making it well suited for an operational business requiring day-to-day welfare amenities.

**Size: 1542 sq ft**

**Rent: £833 per month**



# TERMS & KEY INFORMATION

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## **Lease**

Units are available on a new internal repairing and insuring (IRI) lease. Terms by negotiation.

## **Rent terms**

Rent is payable quarterly in advance by standing order. All rents quoted are exclusive of business rates and VAT (if applicable).

## **Business rates**

Each tenant is responsible for their own business rates. The units are expected to qualify for Small Business Rates Relief - tenants will need to apply for this directly with Doncaster Council.

## **Service charge**

The Tenant(s) will be required to contribute towards the service charge levied by the Landlord in respect of the future repair/ maintenance and upkeep to the common parts of 14-18 Brigg Road, Barton upon Humber.

# Arrange a Viewing

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## Speak with our team

All two units are available to view at a time that suits you. EvoStar Property manages this building directly, so from your first enquiry through to agreeing terms, you will be dealing with a local, responsive team throughout.

If you have any questions regarding lease terms, availability, or unit specifications prior to a viewing, please do not hesitate to get in touch.

To arrange a viewing or request further information, contact us using the details below.

## Contact Us

- **Phone: 01909 251025**
- **Email: [hello@evostarproperty.co.uk](mailto:hello@evostarproperty.co.uk)**



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