

**THE
TRADE
YARD**

**NEW BUILD UNITS
3,400-13,600 SQFT
AVAILABLE TO LET**

THE TRADE YARD BARTON

Falkland Way, Barton-Upon-Humber, DN18 5RL



A DEVELOPMENT BY



ALLENBY
COMMERCIAL

THE UNITS

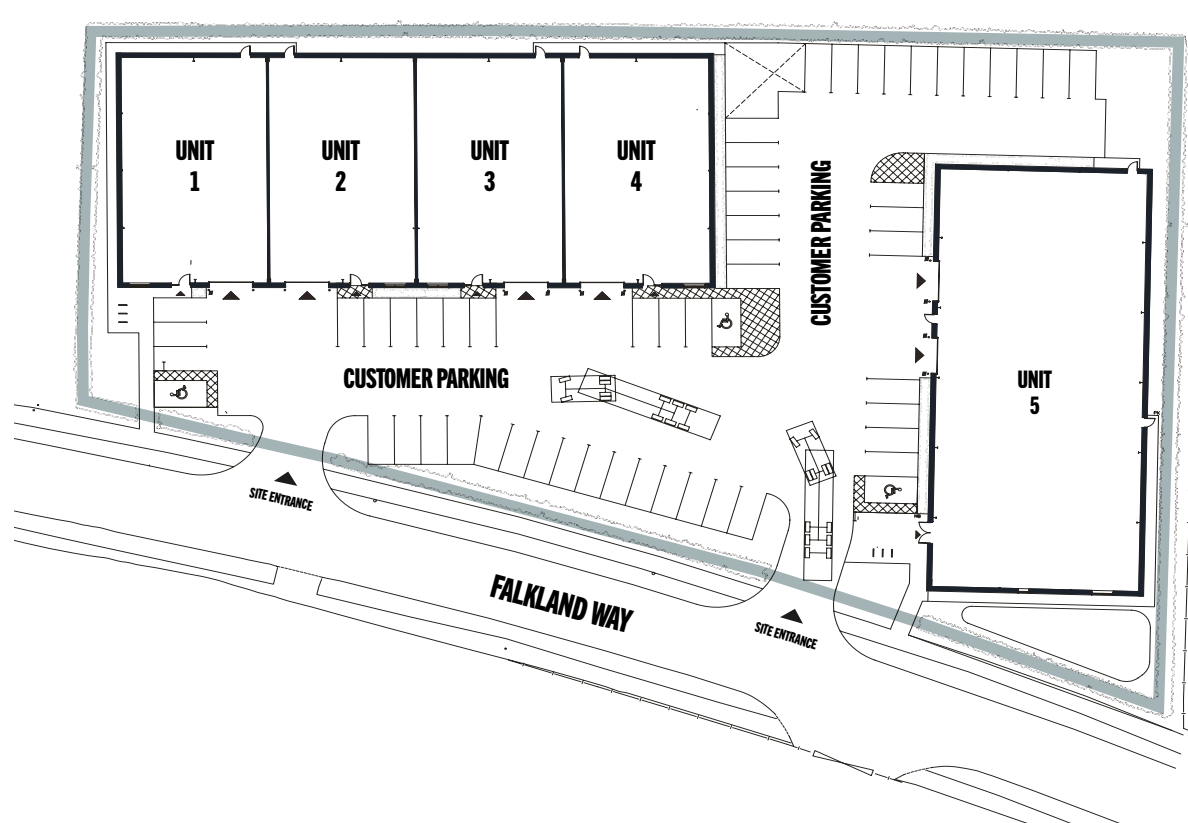
The Trade Yard Barton is a prime opportunity for trade, warehouse and light industrial occupiers looking for well connected high quality business space. Bespoke turnkey fitouts are available by negotiations making moving hassle free.

ACCOMMODATION

Indicative sizes:

UNIT 1	316 SQM	3,400 SQFT
UNIT 2	316 SQM	3,400 SQFT
UNIT 3	316 SQM	3,400 SQFT
UNIT 4	316 SQM	3,400 SQFT
UNIT 5	836 SQM	9,000 SQFT

Available units can be combined to provided the following sizes:
6,800 sq ft or 10,200 sq ft



THE TRADE YARD



THE LOCATION

HULL	14 MILES
SCUNTHORPE	15.6 MILES
GRIMSBY	24 MILES
LINCOLN	38 MILES
DONCASTER	47 MILES



Barton upon Humber is a historic market town and key economic centre for North Lincolnshire, serving a catchment of around 40,000 people. Ideally located near Humberside International Airport and the Humber Bridge, it benefits from strong motorway links via the M180, M181 and M62. The area offers a skilled labour

force in manufacturing and distribution, exemplified by Wren Kitchens' national hub. The property occupies a prominent, highly visible site with substantial road frontage, providing an excellent opportunity for businesses seeking a strategic and well-connected location.

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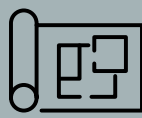
KEY FEATURES



NEW MODERN
STEEL PORTAL FRAME
CONSTRUCTION



RANGE OF
UNIT SIZES FROM
3,400 - 10,200 SQ.FT



PLANNING USE
CLASS B1/B2/B8+
TRADE COUNTER



ALREADY HOME TO
NATIONAL TRADE
COUNTER BUSINESSES



FLOOR LOADING
30KN/M²



6M EAVES HEIGHT
(TO U/S HAUNCH)
7M AT APEX

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HOUSEHOLD NAMES FOUND AT TRADE YARD SITES ACROSS THE UK

Position your business
next to nationally recognised
household names





OUR TERMS

Allenby Commercial collaborate with prospective tenants to create tailored leasing solutions, offering flexible, high-quality options designed to support and grow ambitious businesses.

RENTAL

Let's explore your requirements. We are flexible and open to discussion, and all details can be customised and finalised in collaboration with you.

TERM

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

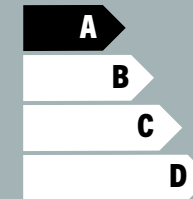
VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority. Singular units are expected to fall under the business rate threshold.

EPC



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YOUR ENQUIRY

For details on the lease terms please contact us or one of our letting agents to discuss and arrange a viewing.

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