

3 UNITS NOW
UNDER OFFER

NEW LETTING TO
KIDDIES CAFE

EXCHANGED
WITH



M

KENNEDY WAY

///verge.dusts.glimmers

Immingham
DN40 2AE

Occupiers Include



home **bargains**



cardfactory



AVAILABLE UNITS

UNIT 4-6*
*potential to split

EXCHANGED

GROUND FLOOR	sq.ft	sq.m
RENT	POA	£51,000
FEES/CHARGE	TBC	
EPC	D:96	

UNIT 5-7

UNDER OFFER

GROUND FLOOR	sq.ft	sq.m
RENT	POA	£28,000
RATE	TBC	
FEES/CHARGE	TBC	
EPC	C	

UNIT 12	sq.ft	sq.m
GROUND FLOOR	824	76.54
RENT	TBC	

UNIT 14-16	sq.ft	sq.m
GROUND FLOOR	1,779	165
RENT	TBC	

UNIT 23	sq.ft	sq.m
STVP - AVAILABLE FEB 2026		
GROUND FLOOR	629	58.4

UNIT 33a

UNDER OFFER TO A NATIONAL TENANT

GROUND FLOOR	sq.ft	sq.m
RENT	3,982	370
FEES/CHARGE	TBC	

UNIT 33b*
*Potential to split into 2 units

GROUND FLOOR	sq.ft	sq.m
RENT	3,733	346.8
FEES/CHARGE	TBC	

M KENNEDY WAY



DESCRIPTION

- Busy community retail parade
- National and independent retailers represented
- Large ample, dedicated car park
- Anchored by B&M, Tesco and Home Bargains
- Other retailers represented include Card Factory, Subway, Heron Foods, Barnardo's, Cooplands Bakery, Betfred and Coral.

LOCATION

Immingham is a port and town, positioned on the south bank of the Humber Estuary. The resident population is approximately 10,750, with an additional 500 houses currently being built in the area. With national, regional and independent retailers all represented, Kennedy Way is the focal point for shopping within Immingham. In addition, Immingham is also set to receive a £20 million investment to reshape its town center over the next ten years.

SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the property and recovers the premium from the tenant.

SERVICES

The units have electricity and water connected.

PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

ENERGY PERFORMANCE CERTIFICATES

Further information available on request.

VAT

All rents and other figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums due to the landlord.



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