

WORKSHOP/WAREHOUSE PREMISES, WOODHOUSE ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 1BD

INDUSTRIAL TO LET 1,281.11 SQ M (13,790 SQ FT) TO 2,753.95 SQ M (29,633 SQ FT)



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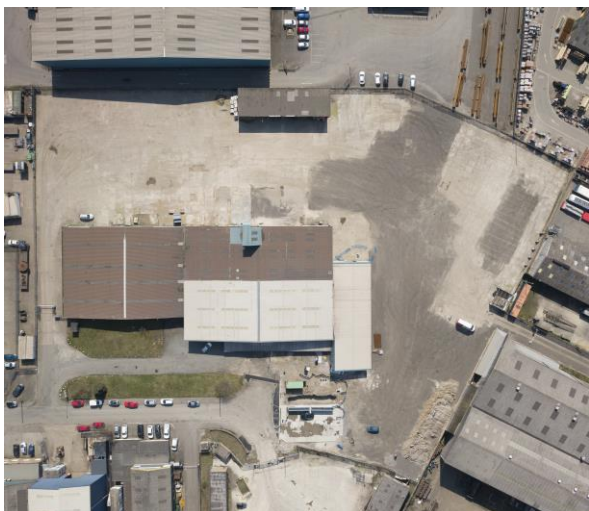
LOCATION

Scunthorpe is the principle commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport and Robin Hood Airport, whilst excellent rail links are available to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is located at the end of Woodhouse Road, which is situated off Brigg Road (A1029) opposite British Steel approximately 2 miles south of Scunthorpe town centre. The property is situated in a convenient location providing good road access to junction 4 of the M180.

DESCRIPTION

The property comprises a substantial former manufacturing complex with former production and warehouse accommodation with good levels of servicing/parking contained within a fully enclosed rear yard whilst there is also additional parking to the front elevation.



The premises are currently inter-connected with a main production/warehouse area. There is also an adjoining warehouse/store to the side elevation with numerous roller shutter doors to the side and rear elevations of both buildings.

Internally, the property benefits from fitted lighting, fire and security alarms together with three phase electricity.

SUMMARY

- Surplus workshop/warehouse premises of 1,281.11 sq m (13,790 sq ft) to 2,753.95 sq m (29,633 sq ft) approx.
- Popular industrial location with good road access to Brigg Road (A1029).
- Available for immediate occupation.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
GROUND FLOOR		
Production Area/Warehouse	1,472.84	15,854
GROUND FLOOR		
Warehouse/Store	1,252.23	13,479
FIRST FLOOR		
Mess Room	28.88	311
TOTAL ACCOMMODATION	2,753.95	29,633

TERMS

The property is available To Let, subject to the following terms and conditions as a whole or in part.

RENT

By negotiation.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. The premises require re-assessment for rating purposes. Interested parties are advised to obtain an estimate as to the likely Rateable Value by contacting the Local Authority or Valuation Office directly.

SERVICE CHARGE

The Tenant 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 the site.

EPC

D79

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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