

**REAR OF PLOT 21, WARREN ROAD,
SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 6XH**
LAND TO LET 0.34 HA (0.84 ACRES)

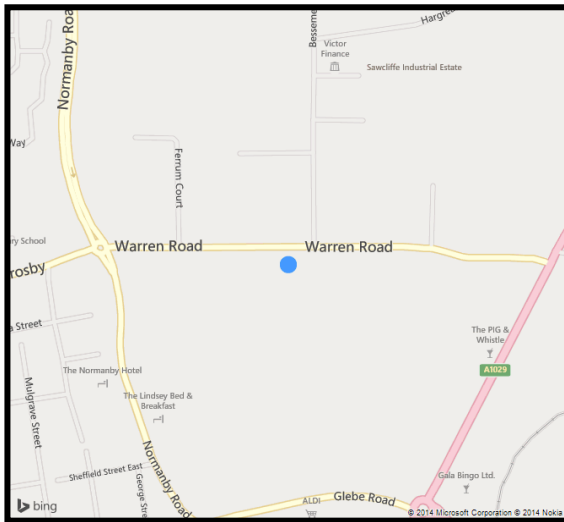


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LOCATION

Scunthorpe is the principle commercial centre for North Lincolnshire and benefits from a catchment area approximately 152,000 people. The area is well situated, being in 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.



DESCRIPTION

The site comprises of a level site which is slightly irregular in shape and benefits from a hardcore/tarmac surface. The site is also fenced and gated and would really suit a variety of open storage of possible haulage related uses, subject to the necessary consents.

	Ha	Acres
Site Area (approx.)	0.34	0.84

SUMMARY

- Self-contained open storage site of 0.34 Ha (0.84 acres) approx.
- Hardcore/tarmac surface.
- Fully fenced and gated compound.
- Popular location to the edge of Scunthorpe town centre benefiting from good road access to the A18 and M180.

TERMS

The site is available To Let upon the following terms and conditions, subject to formal lease.

RENT

The rental is £7,500 per annum, exclusive of VAT (if applicable), business rates and all other outgoings.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

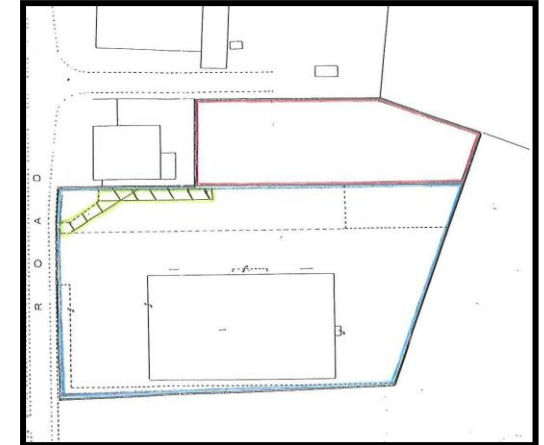
The Tenant will be responsible for all repairs to the site, together with the reimbursement of any insurance premium levied.

BUSINESS RATES

The Tenant will be responsible for the payment of rates to the Local Authority. We understand that the site attracts a 2017 rateable value of £6,600 (land used for storage purposes) which is subject to the Uniform Business Rate in the pound.

It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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