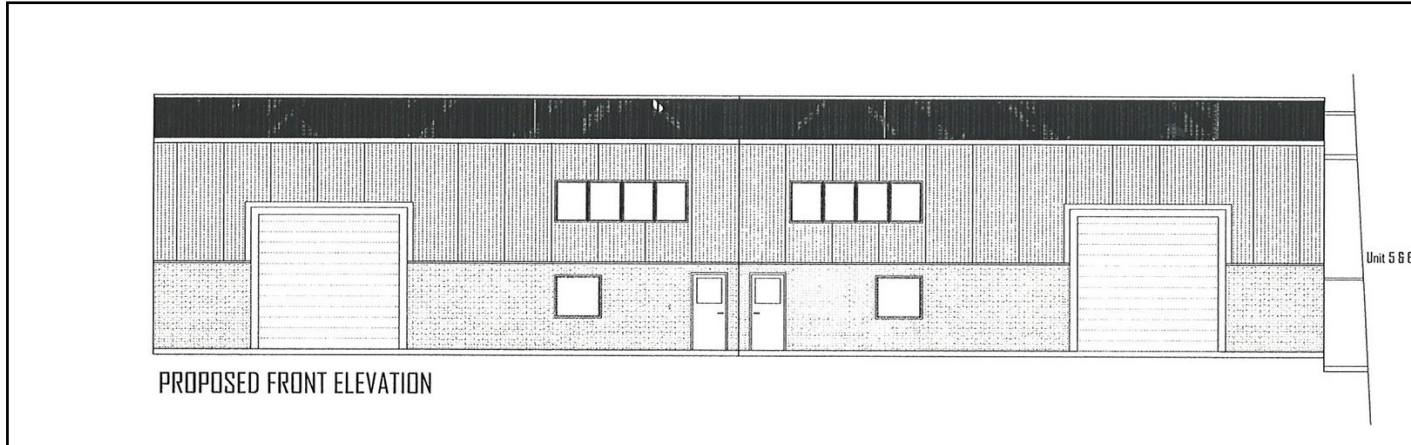


MAIN STREET (A18), ALTHORPE SCUNTHORPE, NORTH LINCOLNSHIRE, DN17 3DA

LAND AND UNITS FOR SALE/TO LET FROM APPROX 92.9 SQ M (1,000 SQ FT) UPWARDS



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FOR IDENTIFICATION PURPOSES ONLY

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 Main Line which in turn offers a regular service to London and the international freight head at Wakefield Europort. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills. The site is situated on the west side of the A18 (Main Street) opposite Althorpe Wharf and close to the banks of the River Trent and Railway Station a short distance from the M181 motorway which connects to the M180 motorway at Junction 3 and onto the national motorway network. The extensive port facilities of Immingham and Grimsby are situated approximately 20 miles to the east. Scunthorpe is situated approximately 2 miles to the east.

DESCRIPTION

The site comprises land deemed ready for development. Land or completed units are available to purchase or To Let. The units will be constructed in part brick / block walls, part clad walls underneath a clad roof and will benefit from roller shutter door access and personnel door to the front elevation. Externally there will be landscaped areas with designated parking and loading areas.

SUMMARY

- New business/industrial units to be constructed from approx. 92.9 sq m (1,000 sq ft) upwards.
- Plots of Land from approx. 0.2 hectares (0.5 acres) upwards.
- Total site area 2.72 hectares (6.72 acres) approx.
- Available as a whole or in part.
- Planning permission for new industrial units (Class B1), storage and distribution of aggregates.
- Excellent location a short distance from M181 motorway and the River Trent.

TERMS

The site and Units are available For Sale or To Let subject to the following terms and conditions.

ACCOMMODATION

New business / industrial units will be available from approximately 92.9 sq m (1,000 sq ft) upwards. Plots of land are available from approximately 0.2 hectares (0.5 acres) upwards. Alternatively the entire site is available to purchase as a whole which measures 2.72 hectares (6.72 acres).

PRICE AND RENTS

£300,000 for the whole site. Prices and rents are upon application and dependent upon specification for the units.

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 annual property insurance premium applicable thereto.

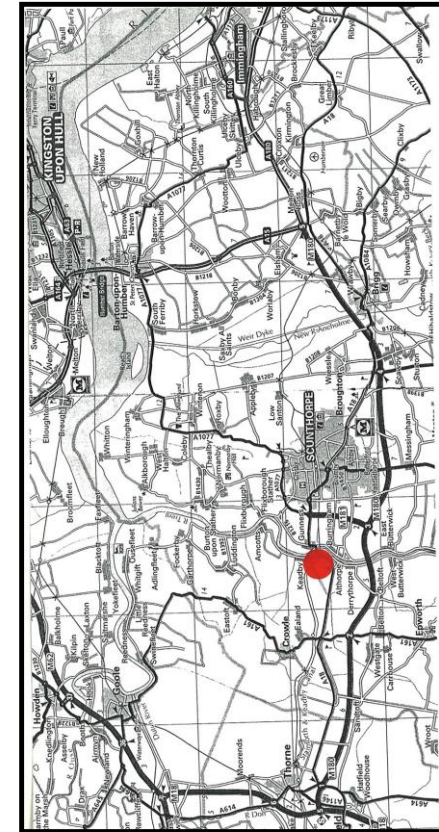
RATES

The Occupier will be responsible for the payment of business rates. The Rateable Values will require to be assessed following practical completion of the development.

Interested parties are advised to obtain an estimate from the Valuation Office / Local Authority before proceeding with the transaction.

SERVICE CHARGE

There will be an estate service charge levied in relation to the future upkeep to the common roadways, service ways, boundaries and any subsequent management of the development including security. Further details available upon request.



CONTACTS



Duncan Willey

01724 294946

07710 344602

duncan.willey@pph-commercial.co.uk



Sam Fallowfield

01724 294942

07340 518003

sam.fallowfield@pph-commercial.co.uk

Date: **January 201**

File Ref: **5846SI/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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Princess House, Arkwright Way
Scunthorpe
North Lincolnshire, DN16 1AD
01724 282278
pph-commercial.co.uk

