

NORTH FARM ROAD, SOUTH PARK INDUSTRIAL ESTATE, SCUNTHORPE, NORTH LINCOLNSHIRE, DN17 2AY

OFFICES/LAND TO LET 123 SQ M (1,323 SQ FT)/0.24 HA (0.59 ACRES)



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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.

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 situated on the south side of North Farm Road between its junctions with Hoylake Road and Newdown Road forming part of the popular and well-established South Park Industrial Estate being located off Scotter Road. The location benefits from good road access to Junction 3 of the M181, M180 and national motorway network. The South Park Industrial Estate is situated approximately 3 miles south-west of Scunthorpe town centre.



DESCRIPTION

The property comprises a level/rectangular shaped site having frontage to North Farm Road, being part surfaced and securely fenced/gated on which there is a range of inter-connecting portable/modular office building providing a range of private and general offices, kitchen, WC facilities, meeting room and ancillary storage accommodation.

The offices benefit from fitted lighting, certain double glazed windows, electric wall heaters, although air conditioning is installed to the main reception area.

SUMMARY

- Part surfaced and securely fenced/gated yard area of 0.24 ha (0.59 acres) approx.
- Portable/modular office accommodation of 123 sq m (1,323 sq ft) approx.
- Popular and well established industrial estate location.
- Would suit a variety of uses, subject to contract.
- Available upon a new lease.

ACCOMMODATION

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

	Sq m	Sq ft
Ground Floor		
Office Accommodation	123	1,323
Ladies & gents WC's	-	-
	Ha	Acres
Site Area	0.24	0.59

TERMS

The property is available To Let, subject to the following terms and conditions.

RENT

£9,500 per annum, exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order. We understand that the property has not been elected for VAT purposes.

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. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list as £9,500 (Warehouse & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures 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.

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.

EPC

TBC

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

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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