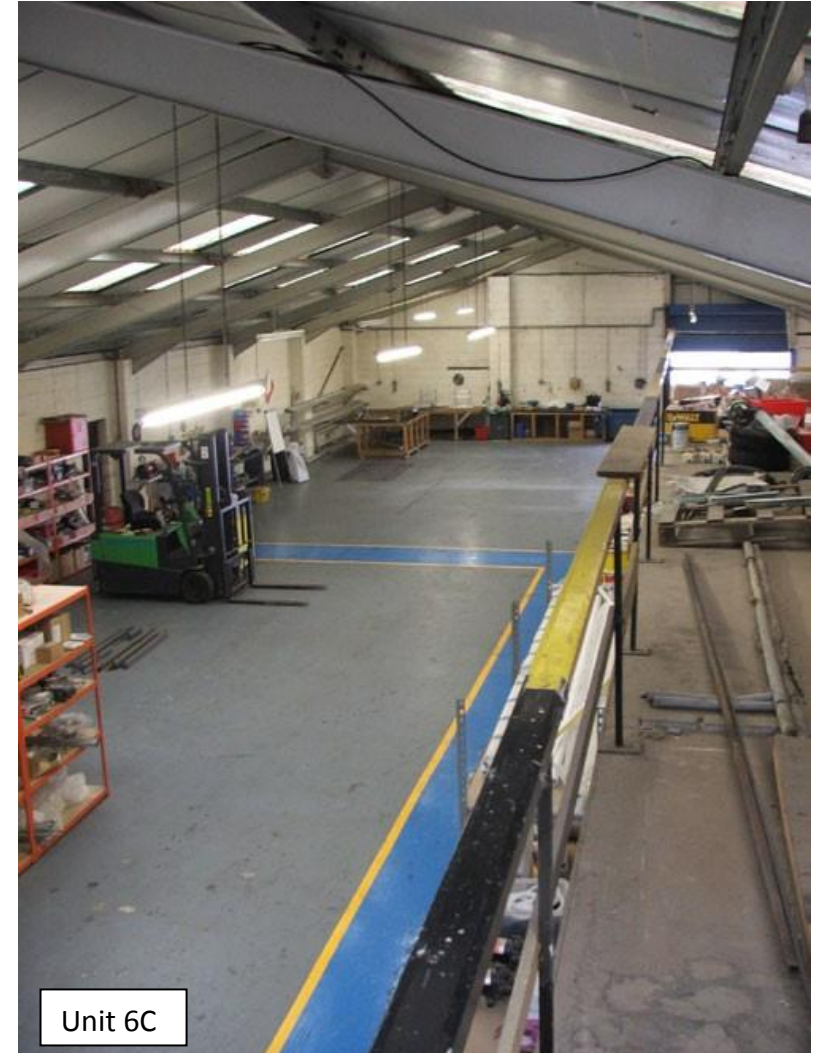


UNITS & LAND, WHARF ROAD, EALAND INDUSTRIAL ESTATE, EALAND, CROWLE, NORTH LINCOLNSHIRE, DN17 4JW

**INDUSTRIAL & OFFICE PREMISES TO LET FROM 179.55 sq m (1,933 sq ft)
approx.**



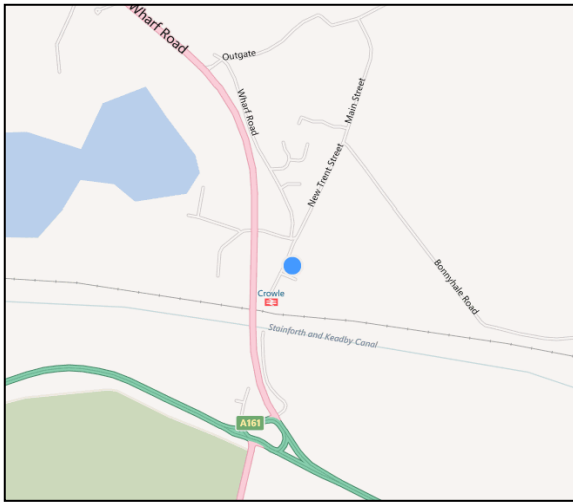
pph-commercial.co.uk



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 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. North Lincolnshire offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The site is situated on the north side of the A18 along the banks of Keadby Canal and the railway station, as well as being a short distance from Junction 2 of the M180 motorway 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 4 miles to the east. The popular market town of Crowle is situated 1 mile to the north.



DESCRIPTION

Office and Industrial accommodation available including separate male and female WC's. Allotted parking spaces can be found to the front elevation of the premises. Separate undeveloped land/yard area also available to Let.

SUMMARY

- Industrial & Office premises from 179.55 sq m (1,933 sq ft).
- Designated parking.
- Land/yard also available for open storage.
- Easy access to the M180, Crowle and Scunthorpe.

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
Unit 6B (Office)	179.55	1,933
Unit 6C	496.57	5,345
		Acres
Land/Yard		0.55

TERMS

The premises are available To Let, subject to the following terms and conditions.

RENT

	Rent Pax	Availability
Unit 6B	£9,000	Now
Unit 6C	£16,000	January
Land/Yard	£5,000	Now

The above rentals are stated exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by standing order. We are advised that VAT is applicable at the appropriate rate.

LEASE TERM

By Negotiation.

REPAIRS AND INSURANCE

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

BUSINESS RATES

The Tenant(s) will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently attracts the following 2017 rateable value:

Unit 6B	£6,700
Unit 6C	£14,500

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.

SERVICE CHARGE

The Tenant(s) will be required to contribute to a service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the estate.

EPC

UNIT 6B

UNIT 6C

D82

D85



CONTACTS



Sam Fallowfield

01724 294942

07340 518003

sam.fallowfield@pph-commercial.co.uk

Date: **November 2018**

File Ref: **7208SI**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

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

