

# UNITS, ROXBY ROAD INDUSTRIAL ESTATE, WINTERTON, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 9SU

**INDUSTRIAL TO LET 40.03 SQ M (517 SQ FT)**

**OPEN STORAGE LAND TO LET OF 0.275 Ha (0.68 ACRES)**



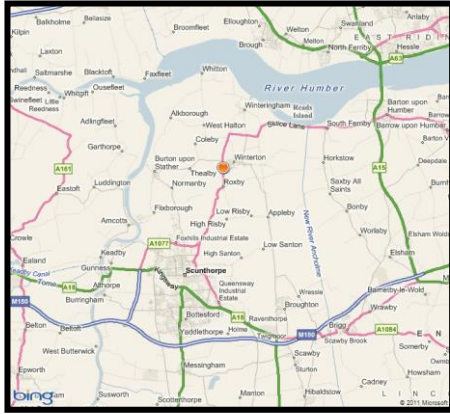
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## LOCATION

Winterton is located midway between the Humber Bridge and the town of Scunthorpe along the A1077 trunk road. The site is situated approximately 6 miles north of the junction with the M181 motorway which links directly onto Junction 3 of the M180 motorway and the rest of the motorway network.

The site is situated adjacent to the A1077 located to the West of the village centre in a predominantly residential location.



## DESCRIPTION

The Roxby Road Industrial Estate comprises a modern industrial development of 22 industrial units laid out in 6 terraces together with a single stand-alone unit. The units are serviced by a single estate road from Enterprise Way with 3 separate spurs and the units face onto a shared central service yard area and benefit from their own dedicated parking and access to the front of each unit.

The units are constructed of a portal steel frame construction with brick and blockwork to a height of approximately 2m with profile steel cladding thereafter to the side elevations and pitched roof which incorporates translucent panels, to provide good levels of natural daylight.

Internally, some of the units have been divided to provide office accommodation, others have been left as clear span workshop space but each unit benefits from its own WC and kitchen facilities and are accessed via roller shutter doors from the yard area together with a single personnel door.

The units are suitable for a wide range of industrial uses, subject to the obtaining of the appropriate planning consent.

## SUMMARY

- Modern industrial unit of approx. 140.19 sq m (1,509 sq ft) on established industrial estate.
- Popular location with easy access to Scunthorpe and the Humber Bridge.
- Available for immediate occupation and suitable for a wide range of uses.

## 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
<b>UNIT 2C</b>	<b>48.03</b>	<b>517</b>
	<b>Ha</b>	<b>Acres</b>
<b>OPEN STORAGE LAND</b>	<b>0.275</b>	<b>0.68</b>

## TERMS

The unit is available on the following terms and conditions, subject to formal lease.

## RENT

Unit 2C	£2,585 per annum
Land	£5,000 per annum

The above figure is stated exclusive of rates, VAT (if applicable) and all outgoing. The rental is payable quarterly in advance by standing order. We are advised that the Industrial Estate is registered for VAT.

## RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the properties currently attract the following 2017 rating assessments:

Unit 2C	£1,550 (Warehouse & Premises)
Land	£ (To be assessed)

The above figure is subject to the current Uniform Business Rate in the pound. 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. 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.

## LEASE TERM

The units and land are available on new effective full repairing and insuring leases for a term to be agreed 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.

## SERVICE CHARGE

The tenants will be responsible for a proportion of landlord's costs incurred in the repair, maintenance and cleaning of all common areas of the development including management of the same. Further details on the service charge are available from the agents.

## EPC

TBC

## CONTACTS



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## PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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