

**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.



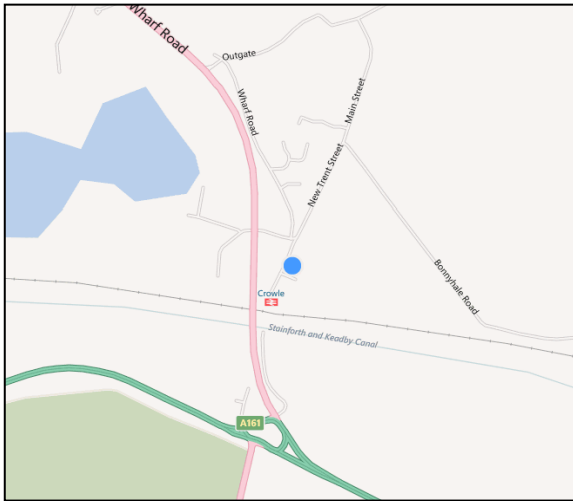
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LOCATION

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 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
		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	£7,000	Now
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 values:

Unit 6B £6,700

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

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CONTACTS



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Date: **May 2020**
File Ref: **7208SI**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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