



# First Floor Offices, Winterton Road, Scunthorpe, North Lincolnshire, DN15 6AH

Offices To Let 135.01sq m (1,453 sq ft) approx.



## Summary

- First floor office premises of 135.01 sq m (1,453 sq ft) approx.
- Parking included for up to 10 vehicles.
- Available for immediate occupation.
- Highly visible location adjoining A1029/B1431 roundabout.

## Location

Scunthorpe is the principal 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 subject premises are located on the northern outskirts of Scunthorpe town centre to the south of Winterton Road (A1077) adjacent to the Brigg Road (A1029 and Glebe Road (B1431) roundabout. Nearby occupiers include Stoneacre, Wickes, Aldi, Buzz Bingo, Halfords and Farmfoods.



## Description

The property comprises a self-contained first floor office premises being of brick/blockwork construction, surmounted by a pitched tiled roof.

Internally, the property is divided into a number of small offices although the same could be altered to provide open plan accommodation, if required. The property benefits from separate male and female WCs, staff kitchen and ancillary storage cupboards. The accommodation benefits from double glazed windows, fitted lighting and central heating.

Externally, the property benefits from frontage to Winterton Road and parking for up to 10 cars.

## 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 |
|---------------------|--------|-------|
| First floor offices | 135.01 | 1,453 |
| WC                  | -      | -     |

## Terms

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

## Rent

£8,950 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. The property is registered for VAT.

## Lease Term

By negotiation.

## Repairs & Insurance

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

## Service Charge

The Tenant will be required to contribute towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property. Further details are available on request from the sole agents.

## 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 2023 rating list assessment of £5,200 (Office & Premises), which is subject to the current Uniform Business Rate in the pound.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore a tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

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

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## 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



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First Floor, Prince House, Arkwright Way  
Scunthorpe, North Lincolnshire, DN16 1AD  
01724 282278 [pph-commercial.co.uk](http://pph-commercial.co.uk)

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