



**Offices, First Floor, Concord House, Bessemer Way,
Scunthorpe, North Lincolnshire, DN15 8XE**
To Let Offices 181.70 sq m (1,956 sq ft) approx.



Summary

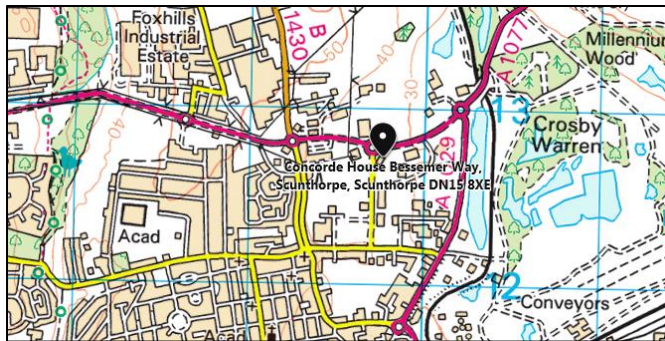
- Modern self-contained office suite of 181.70 sq m (1,956 sq ft) approx.
- Popular location with good road access and on site car parking.
- Available upon a new lease.

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 property is located on the east side of Bessemer Way immediately adjoining the roundabout to Mannaberg Way (A1077) to the south of the Sawcliff Industrial Estate.



Description

The property comprises a modern detached two storey purpose built office building of cavity brick/blockwork elevations beneath a series of pitched tiled roofs with timber framed double glazed windows throughout.

The accommodation benefits from a shared ground floor entrance. The suite itself is at first floor level, being self-contained and currently divided to provide a range of private/general offices, kitchen and WC facilities. The accommodation benefits from gas central heating to radiators, suspended ceilings and fitted lighting.

Externally, there are 8 designated car parking spaces available set within a pleasant landscaped environment to the front of the property. Additional car parking may be available by separate negotiation to the rear.

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	181.70	1,956
WCs	-	-

Terms

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

Rent

£15,000 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.

Lease Term

By negotiation.

Repairs & Insurance

The Tenant will be responsible for all internal repairs 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 assessment of £13,000 (Office & 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.

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 building and any subsequent management thereon. Further details are available on request from the sole agents.

VAT

The property is registered for VAT therefore all payments made to the Landlord will be subject to VAT at the appropriate rate.

EPC

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

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