



Berkeley Business Centre, Doncaster Road, Scunthorpe, North Lincolnshire, DN15 7DQ

Offices To Let of 171.24 sq m (1,842 sq ft) approx.



Summary

- Modern self-contained office premises of 171.24 sq m (1,842 sq ft) approx.
- Prominent location on the A18 Doncaster Road close to Gallagher Retail Park.
- Available upon new lease.
- Good quality accommodation with on-site car parking.

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 Berkeley Business Centre is located with extensive frontage to the A18 Doncaster Road close to the Berkeley roundabout ¼ mile east of the Gallagher Retail Park where notable occupiers include Marks & Spencer and Tesco.

Description

The Berkeley Business Centre comprises of four separate office buildings known as Berkeley House, Haldenby House, Kelfield House and Woodfield House. These are all modern purpose built office buildings benefitting from attractive reception/entrance areas.

Individually the properties have been sub-divided to provide a range of private and general office areas with suspended ceilings incorporating fitted lighting, ladies and gents WC facilities, kitchen, gas central heating and certain perimeter trunking. Air conditioning is also installed to certain suites/buildings.

Accommodation

	Sq m	Sq ft
Suite 6		
Ground & First Floor		
WC	-	-
Offices	171.24	1,842

Rent

Suite 6 Haldenby House £12,500 per annum

The above figure is stated exclusive of rates, VAT (if applicable) and all other outgoings. The rent 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 and decorations to the demised premises together with the reimbursement of the annual insurance premium applicable thereto.

Service Charge

The Tenant will be required to contribute towards the building/estate service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the site including the landscaping and subsequent management thereon.

EPC

Suite 6 Haldenby House

D88

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

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the properties attract the following 2023 rateable values as follows:

Suite 6 Haldenby House £10,500

The rateable values are subject to the current Uniform Business Rate in the pound. 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.

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



Contacts

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