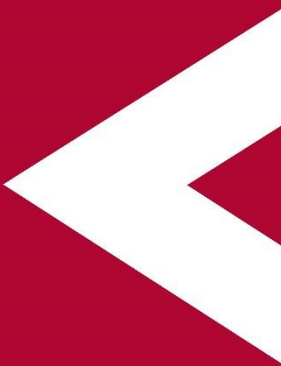




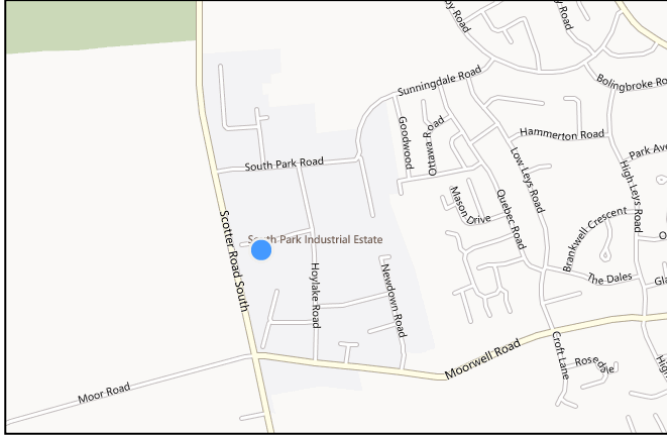
# Lake Enterprise Park, Birkdale Road, South Park Industrial Estate, Scunthorpe, North Lincolnshire, DN17 2AU

Industrial To Let from 93.08 sq m (1,002 sq ft) to 93.50 sq m (1,006 sq ft) approx.



## Location

Lake Enterprise Park is located off Birkdale Road on the popular South Park Industrial Estate which is situated approximately 3 miles south of Scunthorpe town centre and approximately 3 miles from the M181 (one of the motorway routes connected to the M62 and A1/M180 and M18).



## Description

The units comprise single storey modern workshop premises. The units range in size from 93.08 sq m (1,002 sq ft) to 93.50 sq m (1,006 sq ft) which are arranged in a series of terraces to provide shared circulation space.

All units are constructed of rendered blockwork under a pitched insulated roof. The larger units are of steel portal frame construction having insulated pitched roof with front elevations incorporating plaster coated steel sheet cladding to upper levels.

Internally most units are clear span however certain units have been sub-divided to provide a range of office and ancillary accommodation, although all units benefit from their own WC and washroom facilities.

Externally, the units benefit from fenced parking and circulation areas together with the recent installation of a Close Circuit Television System.

## Summary

- Workshop/industrial premises from industrial premises 93.08 sq m (1,002 sq ft) to 93.50 sq m (1,006 sq ft) approx.
- Flexible lease terms.
- Good access to M181/M180 motorways.
- Excellent circulation and loading space.

## 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 5G	92.90	1,000
Unit 5H	92.90	1,000
Unit 6E	92.90	1,000
Unit 6F	92.90	1,000

## Terms

The units are available on the following terms and conditions, subject to contract.

## Rent & Business Rates

	Rent	Rates	Availability
Unit 5G	£9,600	£7,600	Vacant
Unit 5H	£9,600	£7,600	Vacant
Unit 6E	£9,600	£7,600	Now
Unit 6F	£9,600	£7,600	Now

The above figures are stated inclusive of maintenance rent but exclusive of rates, VAT (if applicable) and all outgoings. The rental is payable quarterly in advance by standing order. We are advised that the units are registered for VAT.

## Lease Term

The units are available for a term of 3 years or longer, if required, with a break clause provision upon expiry of the 18<sup>th</sup> month of the Lease.

The rents quoted include the maintenance rent which covers the Landlord's liability for external repairs and decorations, site maintenance, landscaping and building insurance. The Tenants are responsible for internal repairs and decorations and for any damage to doors and windows.

Terms can be quoted separately where formal leases or longer arrangements are required.

## Repairs & Insurance

The Tenant will be responsible for internal repairs and decorations to the demised premises, including all doors and windows.

## Business Rates

The Tenant will be responsible for the payment of business rates.

## EPC

Unit 5G

Unit 5H

TBC

TBC

Unit 6E

Unit 6F

E107

E105

## Contacts

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