



Warren Road/Bessemer Way, Scunthorpe, North Lincolnshire, DN15 8XE

New Industrial/Trade Counter Units To Let
From 154 sq m (1,658 sq ft) to 1,238 sq m (13,328 sq ft) approx.



AXONOMETRIC VIEW 1



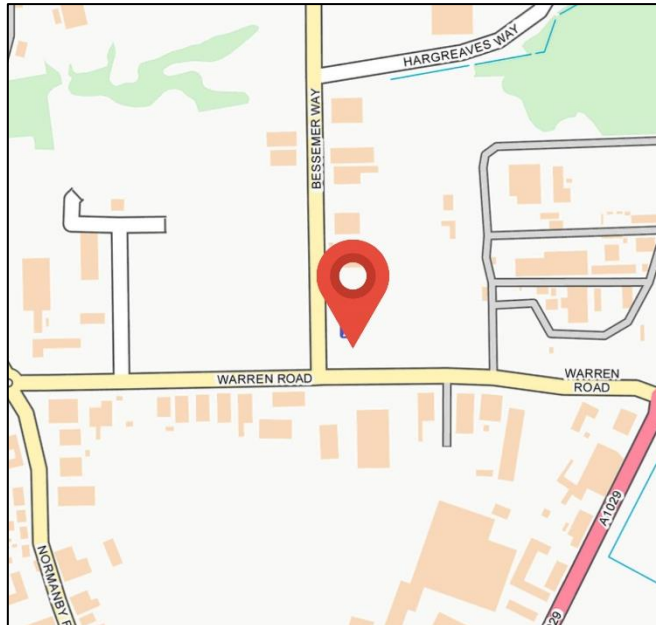
Summary

- New industrial units from 154 sq m (1,658 sq ft) to 1,238 sq m (13,238 sq ft) approx.
- Excellent specification, capable of incorporating a mezzanine floor.
- Various floor areas can be provided by inter-connection.
- Popular location with good road access.
- Available on new leases.

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, whilst excellent rail links are available to the East Coast Mainline.

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.



Description

The development is to comprise two separate phases Block A and Block B. Block A will comprise a total of 1,238 sq m (13,238 sq ft) approx. which is capable of providing 8 No. self contained industrial units ranging in size from 154 sq m (1,658 sq ft) approx. upwards however larger floor areas can be created by inter-connection, if required. Block B will comprise of a development of 906 sq m (9,752 sq ft) approx. in total which is capable of being divided to provide 2 No. self-contained units of 453 sq m (4,876 sq ft) approx. each, if required.

The intention is to create a development which will have access from Warren Road on the corner of Bessemer Way so will benefit from a good degree of visibility. The two Blocks will be constructed around a central servicing/car parking area. The site will be fully fenced and gated with attractive landscaped boundaries.

The units themselves will be constructed to a 'shell' specification being of steel portal frame construction and will be completed to a basic standard incorporating glazed personnel doors and goods access leading onto the central service yard.

Accommodation

The units will provide the following approximate accommodation that has been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice:

	Sq m	Sq ft
Block A		
Unit 1	157	1,690
Unit 2	154	1,658
Units 3, 4, 5, 6 & 7	154	1,658
Unit 8	157	1,690
Total	1,238	13,238
Block B		
Unit 1	453	4,876
Unit 2	453	4,876
Total	906	9,752

Terms

The units are available To Let. Further details are available from the sole agents.

Rent & Lease Terms

By negotiation.

Business Rates

Each unit will require to be assessed for all business rates following Practical Completion. Interested parties are advised to obtain an estimate from the Local Authority/Valuation Office Agency before proceeding with the transaction.

Service Charge

The tenant(s) will be responsible to contribute towards the service charge levied in respect of the future costs of repair, maintenance and upkeep to the common parts of the business park.

EPC

The units will require to be assessed for EPC's following Practical Completion. It is anticipated that the units will achieve EPC ratings of between A-B approximately.

Contacts

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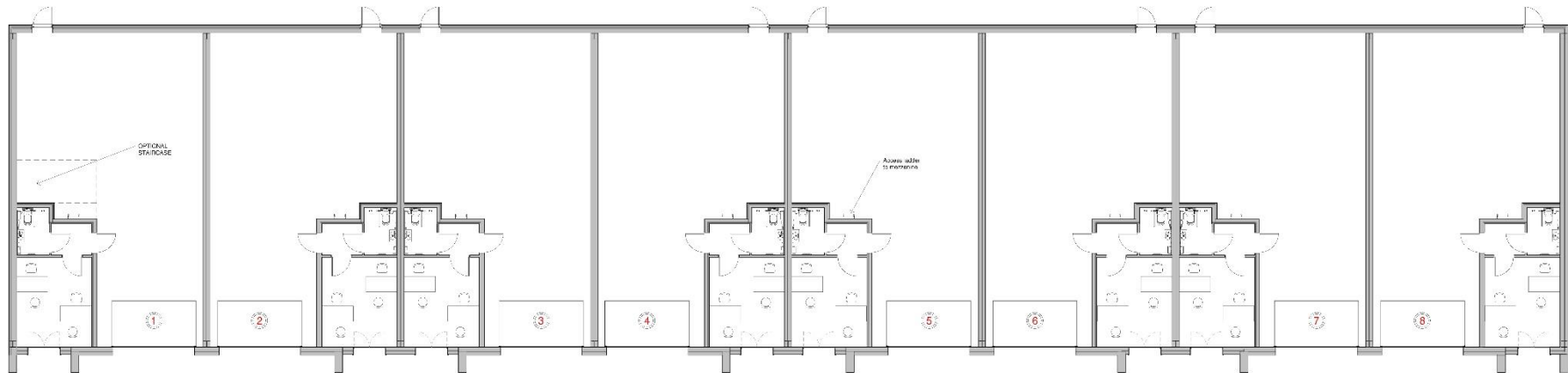
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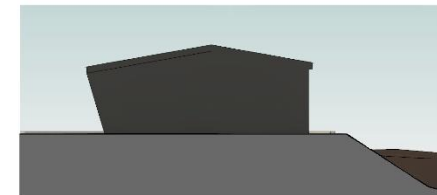


Proposed Ground Floor Block A



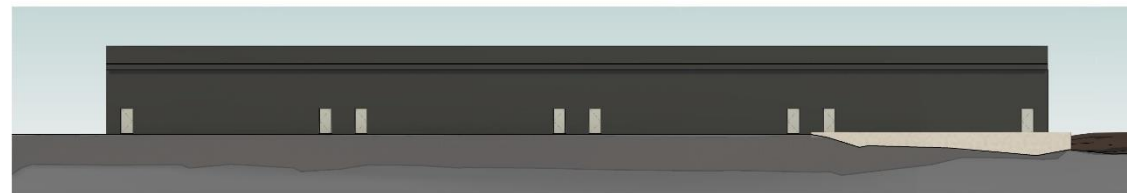
PROPOSED SOUTH ELEVATION - BLOCK A

1 : 200



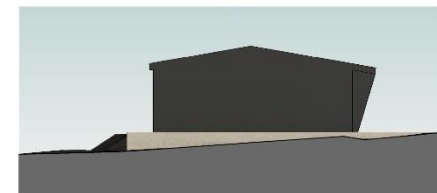
PROPOSED SIDE ELEVATION (EAST) - BLOCK A

1 : 200



PROPOSED NORTH ELEVATION - BLOCK A

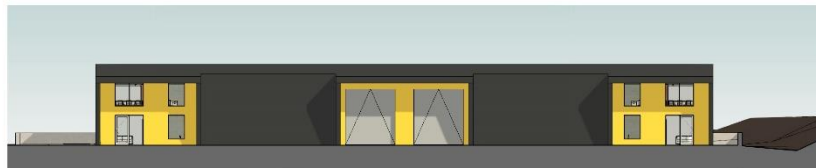
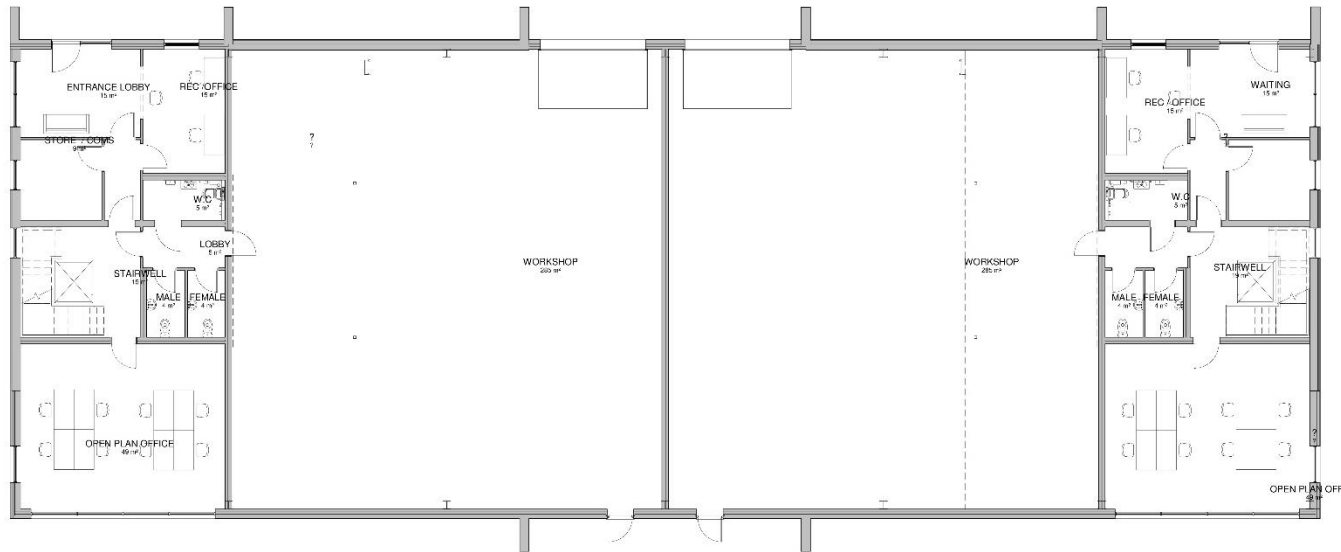
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PROPOSED SIDE ELEVATION (WEST) - BLOCK A

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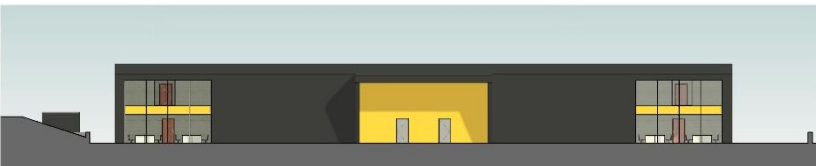
Proposed Ground Floor Block B



PROPOSED NORTH ELEVATION - BLOCK B
1 : 200



PROPOSED SIDE ELEVATION (WEST) - BLOCK B
1 : 200



PROPOSED SOUTH ELEVATION - BLOCK B
1 : 200



PROPOSED SIDE ELEVATION (EAST) - BLOCK B
1 : 200