



Plot 28, Normanby Enterprise Park, Ramsden Road, Scunthorpe, North Lincolnshire, DN15 9AJ

New Build Industrial Premises For Sale/ToLet From 164.5 sq m (5,000 sq ft) to 18,580 sq m (200,000 sq ft) approx. on 4.86 Ha (12 acres)



Location

Scunthorpe is the principle 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 site is located on the north side of Ramsden Road, to the west of Normanby Road, forming part of the popular and well established (27 Ha) Normanby Enterprise Park which is located to the north of Scunthorpe and benefits from good road access to the M181, M180 and national motorway network.

Notable occupiers in this area include NISA, DHL, CorrBoard, Synetics Systems Group Ltd, Bulten Ltd and FJG Logistics.

Description

The site currently provides an area of approximately 4.86 hectares (12 acres) and is to be developed by Venture Business Parks Ltd following receipt of satisfactory planning consent for a range of industrial uses including B1 (Light Industrial), B2 (General Industrial) & B8 (Warehouse & Distribution) Uses.

At this stage there are no firm/settled plans, therefore our clients have the ability to construct industrial/warehouse premises to suit a potential occupier's specific requirements.

The units will be built to a high standard, being of steel portal frame construction enclosed by insulated clad elevations and roof with good levels of servicing, car parking and landscaping.

Summary

- New industrial premises available from 164.5 sq m (5,000 sq ft) to 18,580 sq m (200,000 sq ft).
- Opportunity exists to have a building built to your specific requirements.
- Available For Sale or To Let.
- Popular and well sought after industrial location.

Accommodation

The site comprises an area of 4.86 hectares (12 acres) approx. Units can be constructed from 5,000 sq ft to 200,000 sq ft, subject to contract and planning consent.

Terms

Units will be available For Sale or To Let, subject to the following terms and conditions. The price/rent will depend upon the size and specification. Further information is available from the sole agents.

Price

By negotiation.

Tenure

Freehold to be conveyed with vacant possession upon completion.

Lease Term

By negotiation.

Rent

By negotiation.

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises.

Service Charge

There will be a service charge levied in respect of the future repair, maintenance and upkeep to any common parts of the site and any subsequent management thereon.

Business Rates

The units will be subject to a separate assessment for business rates following practical completion.

Interested parties are advised to obtain an estimate as to the likely rateable value before proceeding with a purchase or lease.

EPC

A copy of the Certificate and Recommendation Report will be provided upon practical completion of the units.

TBC



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Date: **November 2020** File Ref: **133255**



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