



**Investment For Sale**  
**STOR Plant, Mannaberg Way, Sawcliffe Industrial Estate,**  
**Scunthorpe, North Lincolnshire, DN15 8XF**



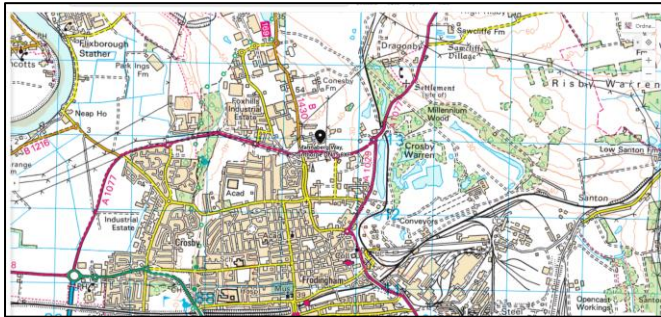
## Location

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people.

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 subject site is located on the eastern side of Normanby Road forming part of Mannaberg Way, close to its junction with Normanby Road, and forming part of the Sawcliffe Industrial Estate, the main arterial ring road (A1077) approximately 1½ miles north of Scunthorpe town centre and benefits from good road access to the M180, M181, together with A15 to the Humber Bridge and M62.

Nearby occupiers include Screwfix, Howdens, Toolstation, MKM, Motor Depot, Marshall VW and Kia.



## Description

The property comprises a rectangular shaped parcel of land extending to approximately 0.92 hectares (2.28 acres) whereupon the tenant (Marden Power) has developed a 20 MW embedded short term operating reserve and peak power (STOR generating plant) in accordance with planning permission PA/2015/1106.

## Summary

- Long remaining lease term to 9<sup>th</sup> July 2046.
- Current rent of £42,741.21 with fixed increase every 5 years to £79,239.81 per annum.
- Secure well let investment.

## Accommodation

The site provides the following approximate area in accordance with the RICS Code of Measuring Practice.

	Ha	Acres
Site Area	0.92	2.28

## Terms

The property is available to purchase freehold, subject to the following terms and conditions.

## Price

£1,100,000 plus VAT (if applicable). We have been advised that the property is not registered for VAT.

## Tenure

The premises are held freehold, subject to a Lease dated 10<sup>th</sup> July 2020 for a term of 26 years to Marden Power Ltd (09415916). The current passing rent is £42,741.21 and the Lease is subject to fixed increases every 5 years to a maximum rent of £79,239.81 per annum, with fixed rental uplifts throughout the lease term. The Lease is essentially drawn on a full repairing and insuring basis.

Marden Power Ltd was incorporated on the 02/02/2015 and produce electricity via the construction and operation of reserve power plants. The ultimate holding company is Octopus Capital Ltd. Turnover for the year ending 30/06/2019 was £1,277,036.

## Legal Costs

Each party shall be responsible for the payment of their own legal costs incurred in the sale process, together with any Stamp Duty Land Tax payable thereon.

## VAT

We are advised that the property has not been elected for VAT.

## Business Rates

The property is currently assessed by way of the following 2023 rating assessment £132,000 (Power Generating Plant).

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



## Viewing

Strictly via prior appointment through the sole agents. Under no circumstance should interested parties endeavor to inspect the property without prior approval.

## Contacts

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