Unit 1A Mercia Way, Park Farm Road, Foxhills Industrial Estate, Scunthorpe, North Lincolnshire, DN15 8RE

End Terraced Industrial Premises of 188.43 sq m (2,029 sq ft) approx.

Summary

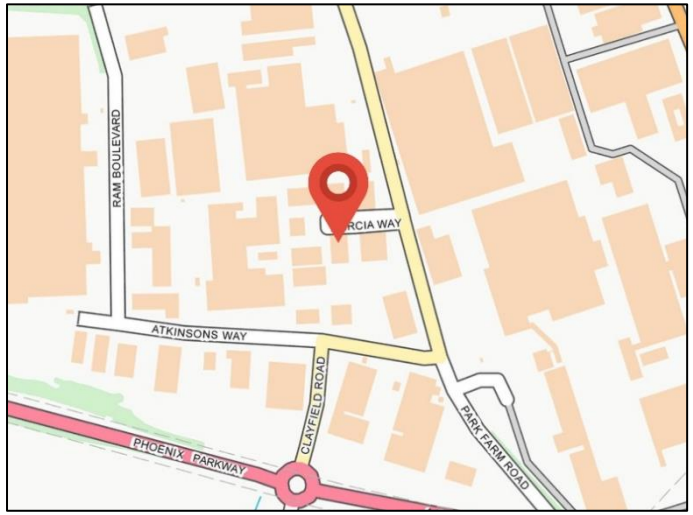
- Versatile workshop/industrial premises
- Total Gross Internal Area of 188.43 sq m (2,029 sq ft) approx.
- Popular and well-established industrial location.
- Available upon a new lease.

Location

Scunthorpe is the principle 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 property is located on the popular Mercia Way Industrial Estate, being a small industrial estate situated off Park Farm Road, forming part of the popular and well-established Foxhills Industrial Estate, which is situated approx. 2 miles north of Scunthorpe Town Centre. The industrial estate benefits from good road access to the M180, M181 and M18.



Description

The property comprises an end terraced industrial unit of steel frame construction, having part cavity brick/blockwork walls with insulated cladding above and being surmounted by a mono pitched insulated clad roof which also incorporates certain translucent panels to provide natural daylight.

Internally, the property provides ground floor workshop /warehouse accommodation which benefits from three phase electricity, manual roller shutter door access and WC facilities. The first floor provides mezzanine storage together with ancillary office which benefits from suspended ceiling and florescent strip lighting.

Externally there is demised parking to the front elevation with further communal parking available within the Mercia Way Industrial Estate.

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
Ground Floor	105.77	1,139
First Floor Mezzanine	82.66	890
Total Accommodation	**188.43**	**2,029**

Terms

The unit is available To Let, subject to the following terms and conditions.

Rent

£7,500 per annum, exclusive of rates, VAT and all other outgoings. The rental is to be paid quarterly in advance by Bankers Standing Order.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the annual property insurance premium applicable thereto.

Service Charge

The Tenant will be obliged to contribute to the Estate Service Charge levied in respect of the future repair/maintenance and upkeep to the common parts of the Mercia Way development.

Business Rates

The Tenant will be responsible for the payment of Business Rates directly to the Local Authority, being North Lincolnshire Council. We are advised that the property requires reassessment for Business Rates purposes.

Should the rateable value be below the Government threshold of £12,000 for Small Business Rate Relief a Tenant may be able to claim 100% exemption from business rates provided that they are not already paying business rates or claiming such an exemption elsewhere.

EPC

The EPC Certificate and Recommendation Report are currently being prepared.

TBC

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