



Units 7A & 7B, Sawcliffe Industrial Park, Hargreaves Way, Scunthorpe, North Lincolnshire, DN15 8RF

For Sale/To Let New Industrial Premises from 140 sq m
(1,507 sq ft) to 280 sq m (3,014 sq ft) approx.



Summary

- New industrial premises of 140 sq m (1,507 sq ft) to 280 sq m (3,014 sq ft) approx.
- Available as a whole or as two individual units.
- Secure yard areas to the rear.
- Available For Sale or To Let.

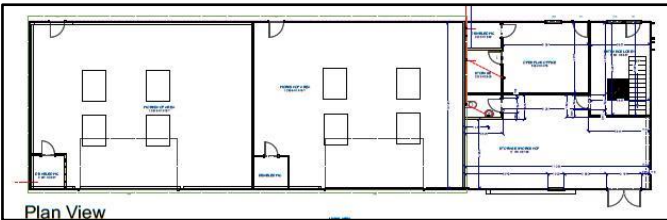
Location

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.

Sawcliffe Industrial Park is an established industrial location, located approximately 1½ miles from Scunthorpe town centre.

The units are situated on the south west side of Hargreaves Way, close to its junction with Bessemer Way, and provides access to the A1077 via Mannaberg Way and Winterton Road (A1029).



Description

Unit 7A/7B comprises a new purpose built industrial property which is currently under construction with completion expected to be September 2021.

The property will be of clear span steel portal frame construction, enclosed by black profile steel sheet cladding to the walls and mono pitched roof above which will incorporate certain translucent roof panels to provide natural light. The unit(s) will be constructed to a shell specification to include a disabled compliant WC. To the front elevation there is a personnel door with goods/access door leading to a securely fenced and surfaced yard area to the rear.

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 7A Workshop/Warehouse	140	1,507
Unit 7B Workshop/Warehouse	140	1,507
Total Accommodation	280	3,014

Terms

The units are available For Sale or To Let, subject to the following terms and conditions.

For Sale

Price

Unit 7A/7B (Whole) £250,000
Unit 7A or 7B (Individual) £125,000

The above figures are stated exclusive of VAT (if applicable).

Tenure

The premises are to be sold on a freehold basis with the benefit for vacant possession upon completion.

To Let

Rent

From £12,000 per annum to £24,000 per annum (whole), exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by bankers order.

Lease Term

By negotiation.

Repairs and Insurance

The Tenant(s) will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the insurance premium.

Business Rates

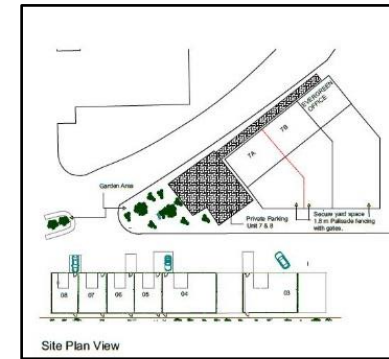
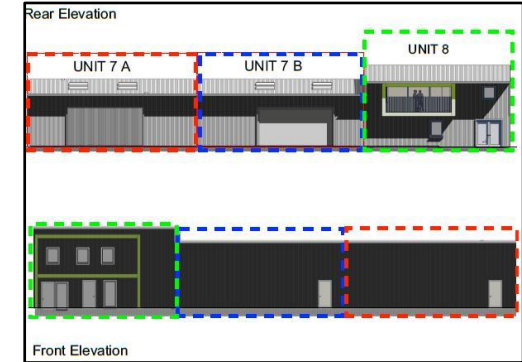
The premises will require to be assessed for business rates purposes following Practical Completion.

Interested parties are advised to obtain an estimate by contacting the Local Authority before proceeding with a transaction.

If the rateable value is below the Government threshold of £12,000 for Small Business Rate Relief an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

EPC

A copy of the Certificate and Recommendation Reports will be made available following Practical Completion of the development.



Contacts

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