

PLOTS 14 & 45, NEWDOWN ROAD, SOUTH PARK INDUSTRIAL ESTATE, SCUNTHORPE, NORTH LINCOLNSHIRE, DN17 2TX

INDUSTRIAL TO LET 896.5 SQ M (9,650 SQ FT) TO 2,894.67 SQ M (31,158 SQ FT)



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Plot 14



Plot 45



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 properties are situated on the east side of Newdown Road forming part of the popular and well established South Park Industrial Estate which lies approximately 3 miles southwest of Scunthorpe town centre and 5 miles from Junction 3 of the M181/M180 thus providing access to the national motorway network. Nearby occupiers include Wilsons Vauxhall car dealership, Keyline Builders Merchants and Team Furmanite.

DESCRIPTION

Plot 14

Comprises a detached twin bay warehouse of steel portal frame construction, having mixed block/brickwork and profile metal cladding elevations surmounted by a twin pitched clad roof incorporating certain translucent panels to provide natural light.

Internally, the property benefits from a reinforced concrete floor, LED lighting and has an eaves height of approximately 6.1 metres together with two electric roller shutter doors, approximately 8 metres high each, to the front elevation.

Externally, the premises are fully enclosed by way of palisade fencing enclosing within a predominantly concrete surfaced yard to the front and rear.

Plot 45

Comprises a modern detached warehouse, constructed in the late 1980's of steel portal frame construction with single skin profile steel sheet cladding to the walls beneath a pitched clad roof which includes certain translucent panels to provide natural light.

Internally, the property is clear span and benefits from a reinforced concrete floor with a minimum eaves height of 7.2 metres with electric roller shutter door (8.4 metre height) and LED lighting.

Externally, the property benefits from secure palisade fenced boundaries enclosing within it a good sized concrete surfaced yard area with potential expansion land to the east.

The premises are available as a whole or individually, although it is possible that Plot 14 could be sub-divided to provide two semi-detached units (Plots 14A/B), if required.

SUMMARY

- Industrial premises of 896.5 sq m (9,650 sq ft) to 2,894.67 sq m (31,158 sq ft) approx.
- Popular well established location with good road access.
- Would suit a variety of business uses.
- Available for occupation following extensive refurbishment.

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.

Plot 14		
Ground Floor		
Warehouse	1,998.1 sq m	21,508 sq ft
Site Area	0.68 Ha	1.67 Acres
Plot 45		
Ground Floor		
Warehouse	896.5 sq m	9,650 sq ft
Site Area	0.91 Ha	1.17 Acres
Total Accommodation	2,894.67 sq m	31,158 sq ft
Total Site Area	1.59 Ha	2.84 Acres

TERMS

The properties are available To Let, subject to the following terms and conditions. Consideration may also be given to the sale of the premises. Further details are available from the sole agents.

RENT

Plot 14A/B	£29,500 per annum
Plot 14 (Whole)	£53,750 per annum
Plot 45	£30,000 per annum

The above figures are stated exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order. We are currently confirmation from our client as to whether or not the premises are registered for VAT but if so then VAT will be levied in addition to all payments made to the landlord.

LEASE TERM

The premises are available by way of a new lease term(s) 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 property insurance premium applicable thereto.

BUSINESS RATES

The Tenant(s) will be responsible for the payment of business rates. We are currently advised by the Local Authority, being North Lincolnshire Council that the premises attract a combined rating assessment of £59,000 (Warehouse & Premises). On the basis that the premises are let in part then the rateable value will need to be re-assessed. Interested parties are advised to confirm the accuracy of the above figure and/or obtain an estimate of the likely rateable value by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable or if the rateable value is under appeal.

SERVICE CHARGE

If Plot 14 is sub-divided then there will need to be a service charge levied in respect of the future repair, maintenance and upkeep to any common parts of the site.

EPC

Copies of the Certificates and Recommendation Reports are available on request.

Plot 14

C 58

Plot 45

C 57

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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