

FOR SALE OFFICES

On the instructions of Begbies Traynor PLC


Eddisons



DUKE HOUSE, ARKWRIGHT WAY, SCUNTHORPE, DN16 4AL

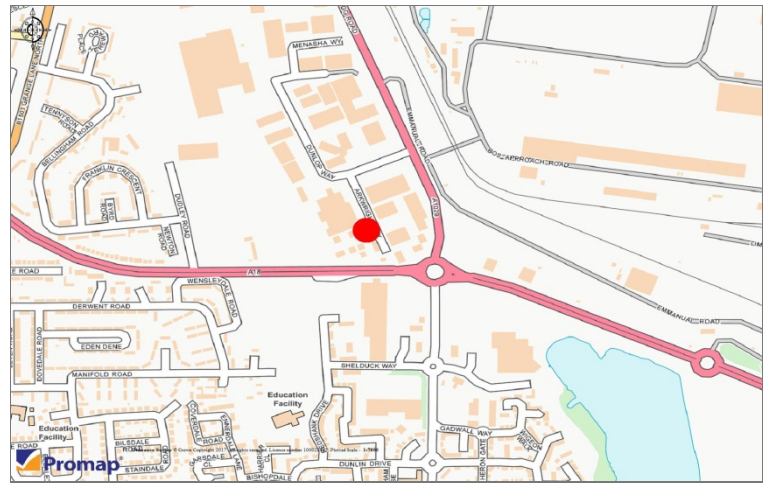
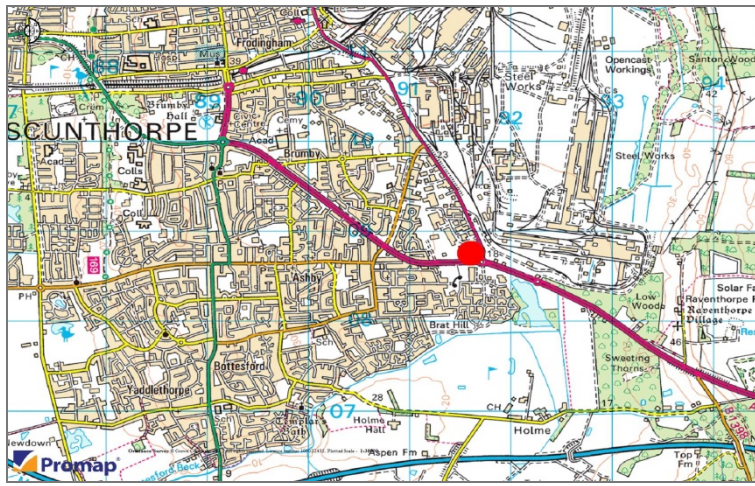
PRICE - £140,000

- \ Rare opportunity for an Owner Occupier to purchase.
- \ Able to split into two separate units.
- \ Located on the popular Queensgate Business Park.

AVAILABLE SPACE

219.4m² - 438.8m²

(2,361sq ft - 4,723sq ft)



LOCATION

The property is part of the Queensway Court office estate which is adjacent to the Queensgate industrial units. The business park is situated just off the A18 Queensway which links the M180 to the centre of Scunthorpe.

The surrounding area contains a mixture of industrial properties and office accommodation. Scunthorpe town centre is located approximately 3 miles north west of the property.

DESCRIPTION

The subject property comprises a modern two storey office building with brickwork elevations. Both properties hold a substantial amount of office space, male and female toilets, a kitchen and 12 dedicated car parking spaces.

The property benefits from the following:-

- Suspended ceilings
- Recessed lights
- Gas central heating
- Security shutters
- Double glazing
- Toilets and Kitchen facilities
- 12 Car parking spaces

There is a ground rent of £8,000pa.

UNIT	M ²	SQ FT
17A	219.4	2,361
17B	219.4	2,361
Total	438.8	4,723

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £29,500

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers in the region of £140,000.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
 Tel / 0113 241 0940
 Email / steven.jones@eddisons.com
 Email / eve.chapman@eddisons.com

NOVEMBER 2017
 SUBJECT TO CONTRACT
 FILE REF / 711.3989A

For more information, visit eddisons.com/property
 T: 0113 241 0940

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