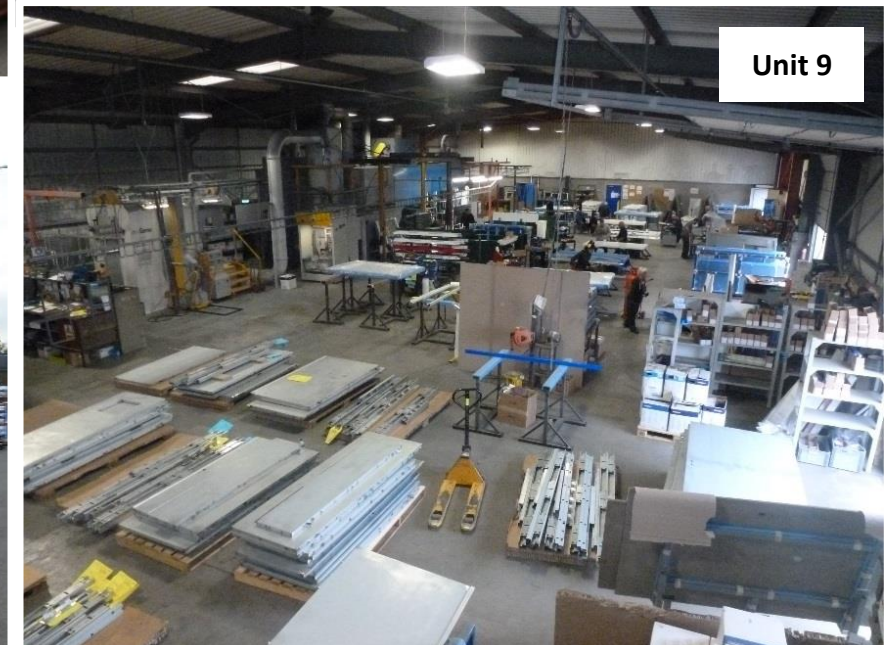


**UNITS 5/7, 8 & 9, DUNLOP WAY, QUEENSWAY INDUSTRIAL
ESTATE, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 3RN**
**INDUSTRIAL FOR SALE/TO LET FROM 1,753 SQ M (18,871 SQ FT) TO
4,633.90 SQ M (49,818 SQ FT)**



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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 units are located on Dunlop Way which forms part of the popular and well-established Queensway Industrial Estate, situated approximately 3 miles south west of Scunthorpe town centre and 3 miles from Junction 4 of the M180, which in turn provides direct access to the M18 and M62 via the Humber Bridge. The Queensway Industrial Estate also benefits from being within close proximity to the Lakeside Retail Park.

DESCRIPTION

The units are of steel portal frame construction with eaves heights of up to 5.6m with mixed cavity brick/blockwork and insulated profile steel clad elevations. The units have pitched roofs being of insulated profile steel cladding incorporating translucent roof panels to provide natural light. Internally the units provide a variety of office accommodation and ancillary staff facilities along with clear span factory/workshop accommodation. Unit 5/7 and Unit 8 are currently inter-connected but are capable of separate occupation, if required. Additional first floor offices and mezzanine storage facilities are also incorporated along with a series of overhead sectional access doors within each unit. Each unit also benefits from designated car parking and servicing.

SUMMARY

- Multiple units available of up to 1,753 sq m (18,871 sq ft) approx.
- Popular industrial location with good road access to A18 and M180/national motorway network.
- Good specification including workshop/warehousing and office accommodation.

ACCOMMODATION

The units provide 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
Units 5/7		
Ground Floor Factory Link	1,303.30	14,028
First Floor Offices	112.10	1,207
First Floor Warehouse	338.40	3,641
Total Accommodation	1,753.80	18,877
Unit 8		
Ground Floor Factory	1293.30	13,920
First Floor Mezzanine	114.10	1,228
Total Accommodation	1,407.40	15,149
Unit 9		
Ground Floor Offices	235.20	2,531
Ground Floor Factory	928.30	9,992
First Floor Offices	232.60	2,504
First Floor Mezzanine	76.50	823
Total Accommodation	1,472.60	15,582
Combined Accommodation	4,633.90	49,818

TERMS

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

UNIT	PRICE	RENT
Units 5/7	£600,000	£55,000 pa
Unit 8	£450,000	£42,000 pa
Unit 9	£495,000	£45,000 pa

TENURE

We understand the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

LEASE TERM

By negotiation.

REPAIRS & INSURANCE

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

BUSINESS RATES

The Purchaser(s)/Tenant(s) will be responsible for the payment of business rates. The units have been assessed as a single assessment and currently attract a 2017 rateable value of £127,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal. If the units are to be sold/let individually the rates will need to be separately assessed.

EPC

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A copy of the Certificates and Recommendations are available on request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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