





Units 2-4, Plot 17, Holyrood Drive, Skippingdale Industrial Estate, Scunthorpe, North Lincolnshire, DN15 8NN

 Industrial
 838.10 sq m (9,021 sq ft)

To Let



PPH

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 pph-commercial.co.uk

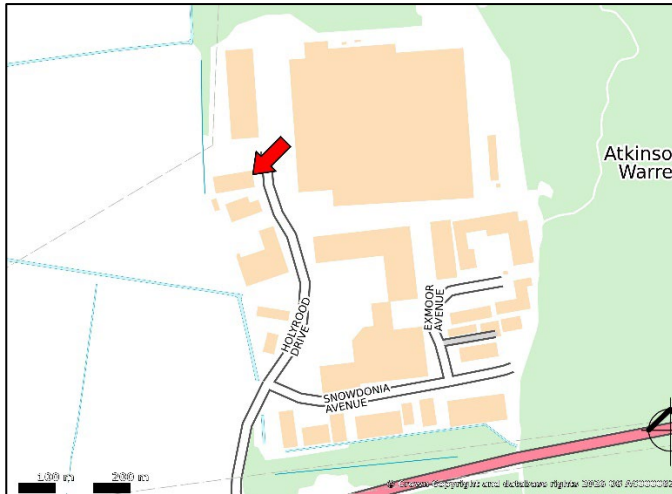
Summary

- Self-contained industrial unit of 838.10 sq m (9,021 sq ft).
- Suitable for a variety of uses, subject to consent.
- 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 area is well situated, being within close proximity to Humberside International 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.

The property is located on the west side of Holyrood Drive and forms part of the single terrace of 4 industrial units with gated access. The Skippingdale industrial and retail park benefits from occupiers such as The Range, Matalan, Dunhelm and Bensons Beds. The property is situated approximately 1.25 miles to the west of Scunthorpe town centre and benefits from good road access to the M180 and M181.



Description

The property comprises a self-contained industrial unit of steel portal frame construction, having cavity brick/blockwork walls to 2.2m approx. with insulated steel cladding thereafter and to the pitched roof above, which incorporates a certain translucent panel to provide natural light.

Internally, the property provides an eaves height of approx. 5.6m and benefits from ladies, gents and disabled WC's, fitted heating, security/fire alarms and 3 No. electric access doors.

Externally, the property benefits from adequate parking and servicing to the front elevation.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis.

	Sq m	Sq ft
Warehouse/Workshop	838.10	9,021

Terms

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

Rent

£36,000 per annum, exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

Lease Term

Terms 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 insurance premium.

Service Charge

The Tenant will be required to contribute towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the development.

Business Rates

The occupier will be responsible for the payment of business rates. The property is currently assessed by way of the following 2026 rating assessment £29,500 (Workshop & Premises). Source VOA website (www.gov.uk/correct-your-business-rates).

The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

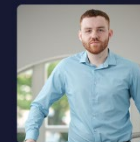
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