

# South Park Industrial Estate

Birkdale Road Scunthorpe DN17 2AU

Warehouse | 7,112 ft<sup>2</sup>



Eaves height 5 m



Electric roller shutter



Three-phase power



Ample parking

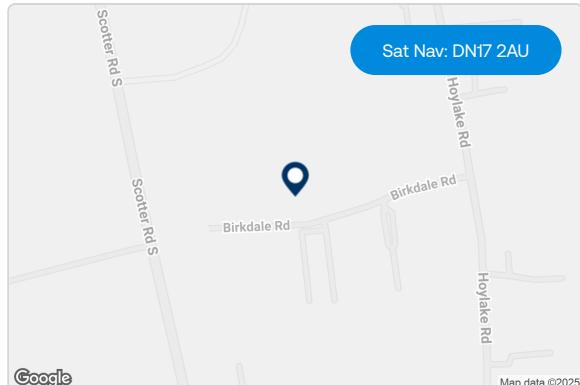


24-hour access



Access to M181 & M180





## Description

The property comprises an end terraced industrial unit of steel frame construction having mixed blockwork and insulated steel clad elevations and is surmounted by a pitched steel clad roof which incorporates certain translucent panels to provide natural daylighting. Internally the unit provides a predominantly open plan warehouse/workshop with ancillary male and female WCs and benefits from fitted fluorescent strip lighting, electric roller shutter door, three phase electricity supply and kitchenette facilities. Externally the premises benefit from demised parking and loading to the front elevation with 24-hour access.

## Further information

EPC

Terms

Unit 1A - C Available on new full repairing and insuring leases.

## Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1A	Warehouse	7,112	Immediately
Total		7,112	

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