

South Park Industrial Estate

Birkdale Road Scunthorpe DN17 2AU

Warehouse | 7,069 - 7,112 ft²



Eaves height 5 m



Electric roller shutter



Three-phase power



Ample parking



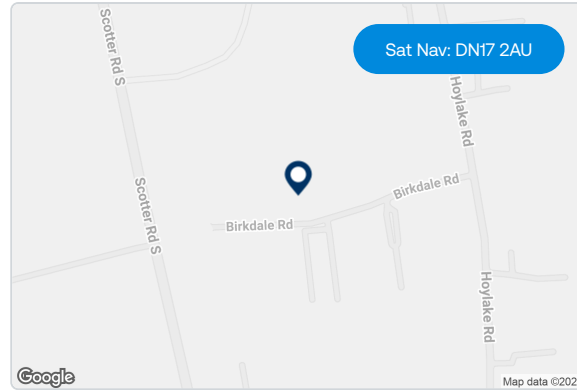
24-hour access



Access to M181 & M180

Available to Let





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.

Location

The warehouse is located on Birkdale Road forming part of the popular South Park Industrial Estate which is situated approximately 3 miles south of Scunthorpe town centre.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1A	Warehouse	7,112	Immediately
Unit 2E	Warehouse	7,069	Immediately
Total		14,181	

Further information

EPC

Unit 1A: C, Unit 2E: B.

Terms

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](#)

Ben Robinson
Mileway
yorkshire@mileway.com
0113 8683776

Tom Johnson
PPH
tom.johnson@pph-commercial.co.uk
01724282278

Sam Fallowfield
PPH
sam.fallowfield@pph-commercial.co.uk
01724282278

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway