

# South Park Industrial Estate

Birkdale Road Scunthorpe DN17 2AU

Warehouse | 7,069 - 14,181 ft<sup>2</sup>



Eaves height 5 m



Electric roller shutter



Three-phase power



Ample parking



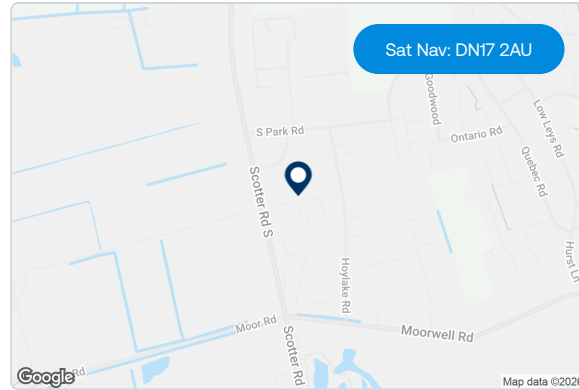
24-hour access



Unit 1A suitable for motor use

Available to Let





## Description

The property comprises industrial units of steel frame construction with mixed blockwork and insulated steel clad elevations and are surmounted by a pitched steel clad roof which incorporates certain translucent panels to provide natural daylighting. Internally the units provide predominantly open plan warehouse/workshops with ancillary male and female WCs and benefits from LED lighting, electric roller shutter doors, three phase electricity supply and kitchenette facilities.

## Location

The asset 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. Junctions 4 and 5 of the M180 Motorway are close by, providing access to the Humber ports to the East and the M18 to the West.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1A	Warehouse	7,112	Immediately
Unit 2E	Warehouse	7,069	11/06/2026
<b>Total</b>		<b>14,181</b>	

## 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](#)

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