South Park Industrial Estate

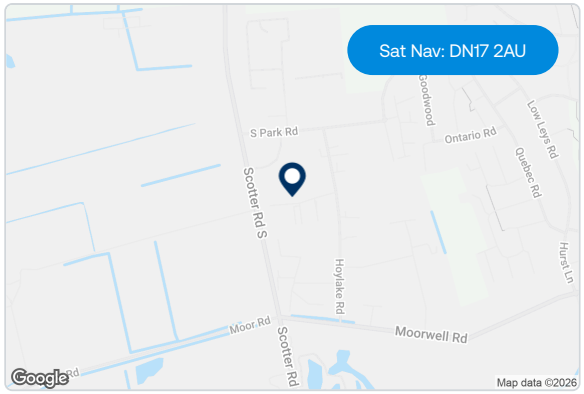
Birkdale Road Scunthorpe DN17 2AU

Warehouse | 7,112 ft²

- 5m eaves height
- Roller shutter door
- Three-phase power
- On-site parking
- 24-hour access
- Suitable for motor use







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.

Further information

EPC
Unit 1A: B,

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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

Book a viewing

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Accommodation:

Prices valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 1A	Warehouse	7,112	Under offer	2,945	1,778	C
Total		7,112				

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