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# Warehouse For Sale/To Let

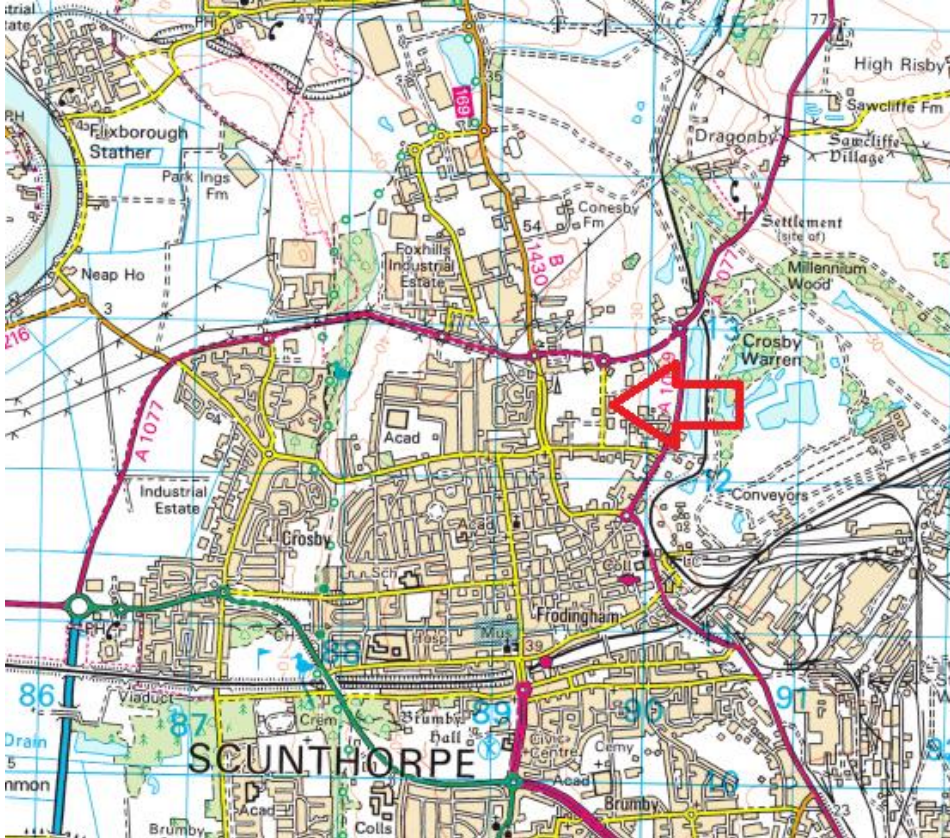
Unit 4a, Bessemer Way, Sawcliffe Industrial Estate, Scunthorpe, DN15 8XE

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Site Acre: 0.72 acres

Warehouse: 14,171 sq.ft





## Location

<b>Nearest Town</b>	Scunthorpe
<b>Drive time to M181</b>	7 minutes
<b>Drive time to M180</b>	10 minutes

We offer to market an excellent warehouse/industrial property located in the popular Sawcliffe Industrial Estate, just 1,3 miles north east of Scunthorpe. The principal commercial district of North Lincolnshire.

Sawcliffe industrial estate is home to a variety of different commercial trading businesses, and trade park/retail operations. Nearby occupiers include: Skymark Packaging, Saferoad VRS, DEM manufacturing, PJ Edwards & Co, Cymarc Engineering, New Country Glazing and many more.

Scunthorpe benefits from excellent rail, air and road links across the country. With the M180 and M181 just moments away, and Humberside Internal Airport and Robin Hood Airport, both close by.





## Description

**Tenure** Freehold with Vacant Possession or Leasehold

**Price** £400,000

**Rent** £40,000pa

### Accommodation

Warehouse/Office:	8,837 sq.ft	821 sq.m
Mezzanine:	5,334 sq.ft	496 sq.m
<b>Total:</b>	<b>14,171 sq.ft</b>	<b>1,317 sq.m</b>

This detached warehouse/industrial unit sits to the South West edge of a large rectangular plot of approximately 0.72 acres, secured by palisade fencing and entrance gate. The building is constructed from a steel portal frame with blockwork and steel cladding.

The unit benefits from large open plan warehouse space at ground floor level. With 3 loading bays and 1 full height roller shutter towards the rear of the property. Approximately 2,200 sq.ft at the rear benefits from eaves height of 19ft, whilst the rest of the ground floor has eaves height of 16ft. In addition there is a mezzanine of 5,334 sq.ft, which provides extra storage. Eaves heights here are 6.7ft.

Office accommodation (approx. 750 sq.ft) is towards the front of the premises, with male and female WCs and kitchen facilities.

## Use

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It is understood the building benefits from use class B2/B8. Other uses may be considered subject to planning permission.

## Business Rates

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Business Rates: £35,000  
Rateable Value 18/19: £17,185pa

## Legal Costs

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Each party to cover their own legal costs in this transaction.

## VAT

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All figures are exclusive of VAT

## EPC

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Being prepared. More information on request.

## Contact

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Through Sole Agents:

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