

**ROXBURGH HOUSE, CLAYFIELD ROAD,
FOXHILLS INDUSTRIAL ESTATE, SCUNTHORPE,
NORTH LINCOLNSHIRE, DN15 8QJ**

SUBSTANTIAL INDUSTRIAL COMPLEX TO LET 4,670.29 SQ M (50,252 SQ FT)



pph-commercial.co.uk

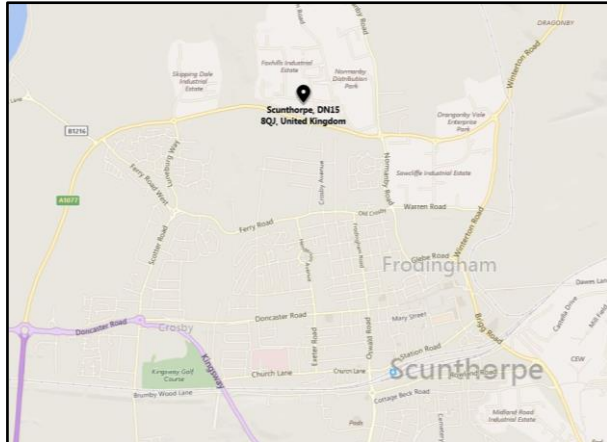


LOCATION

Scunthorpe is the principle commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport and Robin Hood Airport.

The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is situated on the west side of Clayfield Road adjoining its junction with Phoenix Parkway (A1077) which forms part of the popular and well-established Foxhills Industrial Estate. The property lies approximately two miles to the north of Scunthorpe town centre adjoining the A1077, which provides good road access to the M181 and M180 at Junction 3. Notable occupiers on the Industrial Estate including Wren Kitchens, New Century Foods, Access Panel Company, Rick Bestwick and Bibby Distribution.



SUMMARY

- Prominent landmark building with good road access.
- Clear span warehouse/manufacturing accommodation with enclosed secure service yard.
- Generous on-site car parking.
- Would suit a variety of uses, subject to consent.

DESCRIPTION

The property comprises two modern inter-connected structures being of steel frame construction having mixed cavity brick and blockwork walls together with profile insulated cladding, which has been used to surmount the pitched roofs above incorporating certain translucent panels to provide natural light.

Internally, the property is divided to provide a range of private and general office accommodation over two floors together with a kitchen, storage and WC facilities and an attractive ground floor reception area with conference/ meeting room. The office accommodation benefits from powder coated aluminum framed double glazed windows, fitted carpets, lighting and window blinds, central heating to radiators and certain air conditioning.

The warehouse/production distribution areas are essentially clear span and inter-connect benefiting from an eaves height of 5.8m approx. There is also a canopy over part and a series of access doors leading to the service yard.

Externally, the property is situated on a regular shaped site with access both from Clayfield Road and Atkinsons Way. To the front (Clayfield Road) elevation there is staff car parking with commercial/goods access from Atkinsons Way via a barrier controlled fenced, concrete surfaced yard area.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Office/Industrial	3,524.00	37,923
Canopy	329.90	3,545
First Floor		
Office	815.94	8,783
Total Accommodation	4,670.29	50,252

TERMS

The property is available To Let, by way of an assignment of possibly a sub-lease of the existing lease, which is held for a term of 10 years from the 25 July 2014.

RENT

£200,013 per annum, exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium applicable thereto.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. The property will require to be re-assessed as it is currently assessed as part of a larger assessment.

Interested parties are advised to obtain an estimate from the Local Authority/Valuation Office Agency prior to proceeding with a transaction.

EPC

D83

A copy of the Certificate and Recommendation Report is available on request.



CONTACTS



Duncan Willey

PPH Commercial

01724 294946

07710 344602

duncan.willey@pph-commercial.co.uk



Rob Thompson / Tom Shelton

Fox Lloyd Jones

0113 243 1133

Date: **August 2018** File Ref: **12902SI/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

Princess House, Arkwright Way
Scunthorpe
North Lincolnshire, DN16 1AD
01724 282278
pph-commercial.co.uk

