

**FOX
LLOYD
JONES**

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TO LET

GOOD QUALITY WAREHOUSE ACCOMMODATION 50,251 SQ FT



**ROXBURGH HOUSE
FOXHILLS INDUSTRIAL
ESTATE
ATKINSONS WAY
SCUNTHORPE
DN15 8QJ**

- Prominent position at the entrance of Foxhills Industrial Estate
- Excellent location, direct access to Phoenix Parkway (A1077) and in turn the M181 motorway
- 5.8 metre eaves height
- Car parking for approximately 93 vehicles with secure yard to the rear

Strategic Property & Asset Solutions

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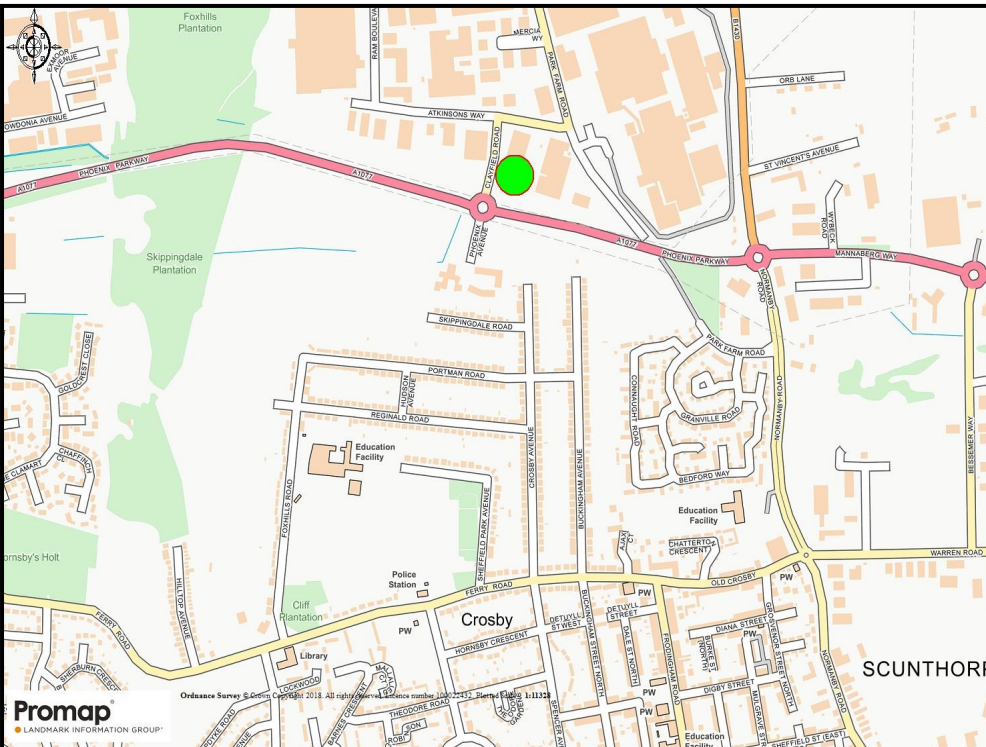
Location:

The building is located on the east side of Clayfield Road on the corner of its junction with Phoenix Parkway (A1077), which joins the M181 Motorway and A18 approximately one mile to the south east. The M181 leads to Junction 3 of the M180 Motorway, approximately one and a half miles to the south, which in turn provides access to the wider regional motorway network.

Scunthorpe Town Centre is situated approximately one mile to the south.

Immediate surrounding occupiers on Foxhills Industrial Estate include Wren Kitchens, 2 Sisters Food Group, The Access Panel Group Ltd, Bradbury Group, Flowstrip Ltd and Hela.

Further afield there are numerous retail parks eg Shippindale Retail Park which is the home to major outlets such as Dunelm, The Range, Home Bargains, Costa Coffee and Subway.



Description:

The property comprises of two inter-connecting steel framed structures with brick elevation and profile insulated cladding.

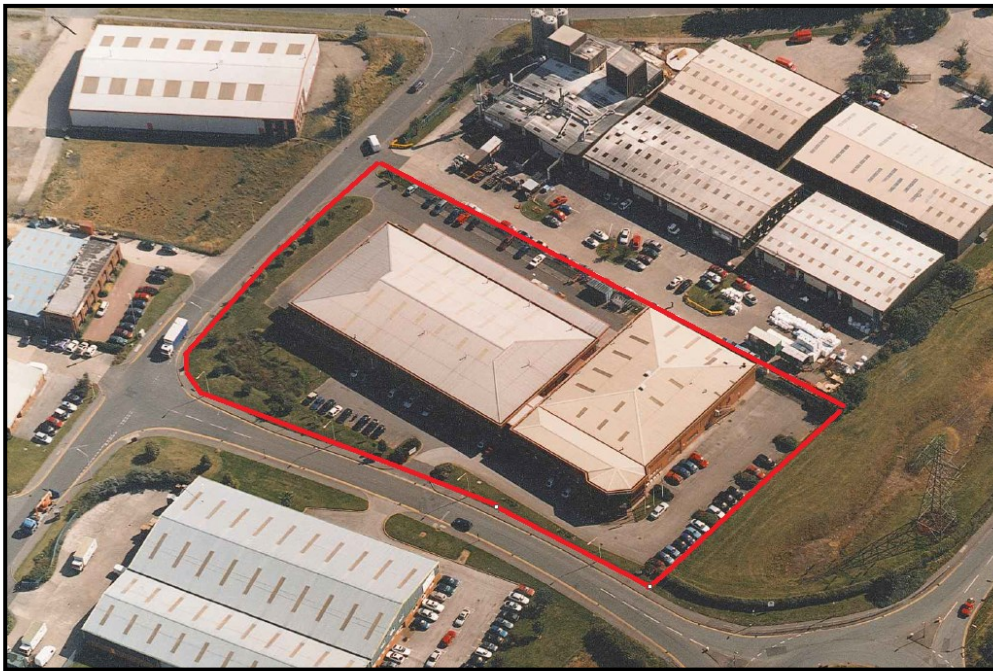
Internally, there are two main open plan warehouse areas with an eaves height of 5.8 metres. In the larger warehouse, there are two storeys of ancillary space comprising of a number of offices/meeting rooms, kitchen facilities, WC facilities and a large conference room. The office space, which is in good condition having been refurbished two years ago, benefits from mineral fibre suspended ceilings, Cat II lighting and central heating.

The site is regular/rectangular in shape with car parking to the front and side of the property for approximately 93 cars. To the rear there is a secure, concrete surfaced yard.

With the prominent position of the building and the main entrance facing Phoenix Parkway and Clayfield Road (the entrance to the estate) there are good signage opportunities to be had on the building.

Accommodation:

Floor	Description	Sq Ft	Sq M
Ground	Warehouse/ Ancillary/Office	37,923	3,523.31
Ground	Canopy	3,545	329.36
First	Office	8,783	816.00
Total		50,251	4,668.67



Terms:

An assignment or sub-lease is available for a term to expire July 2024.

Rent:

The current passing rent is £156,250 per annum.

Rating:

Interested parties are to make their own enquiries with the relevant authority.

EPC:

Rating - D. Certificate available on request.

VAT:

If applicable, VAT will be paid at the prevailing rate.

Legal Costs:

Each party will be responsible for their own legal costs incurred in any transaction.

Further Information:

For further information or to arrange a viewing, please contact the joint agents:

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Misrepresentations Act: Details prepared August 2018. Subject to Contract.

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.