

# TO LET



## The Flarepath, Elsham Wold Industrial Estate, DN20 0SP

- Warehouse and distribution complex
- Strategically located adjacent to A15
- From 38,232 sq ft up to 139,309 sq ft
- Port of Hull 19 miles & Immingham 12 miles

Rent and lease terms by negotiation

01482 645522 • [clarkweightman.co.uk](http://clarkweightman.co.uk)

COMMERCIAL  
PROPERTY  
EXPERTISE  
ACROSS THE  
HUMBER  
REGION

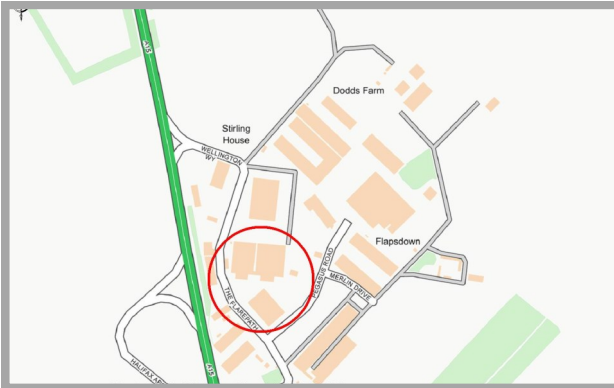


## LOCATION

This warehousing and distribution complex is situated within the Elsham Wold Industrial Estate at the junction of The Flarepath and Pegasus Road. This is an established industrial estate with other nearby occupiers including JHP, Pipers Crisps, IG Industries and Lincoln and York.

The Elsham Wold Industrial Estate occupies a strategic location on the east side of the A15 just over 1 mile north of the A15 / A180 / M180 interchange at Barnetby Top. The property is 16 miles south of Hull via the Humber Bridge, 18 miles west of Grimsby with the ports of Hull and Immingham being 19 and 12 miles respectively. Humberside Airport is 3 miles away and there is a railway station at the nearby village of Barnetby which has regular connections to Doncaster.

Elsham Wold Industrial Estate is situated in North Lincolnshire which is a unitary Authority located within the Humber Region. North Lincolnshire has a population of around 170,000 people. The administrative centre and principal town is Scunthorpe. North Lincolnshire and neighbouring North East Lincolnshire have a diverse economic base including a large ports and logistics sector.



## DESCRIPTION

The property comprises 3 warehouse buildings, all dating from the mid 1980's situated within a secure self contained site extending in total to approximately 2.62 hectares (6.47 acres). The warehouses have principally brick and blockwork walls with a mixture of profile sheet and asbestos sheet cladding to the walls and to the roof.

Warehouses 1 and 3 each have a loading bay to the front of the unit. All of the warehouses have roller shutter access doors. Internally there is a mixture of sodium and halogen lighting.

Eaves heights are as follows:-

Warehouse 1 - 8.4m

Warehouse 2 - 6.2m

Warehouse 3 - 9.7m

There is ample loading and circulation space around the warehouses and additional yard space can be made available by separate negotiation. Welfare facilities are available in the adjoining office block. The office block in its entirety is available if required by separate negotiation.

## ACCOMMODATION

Warehouse 1: 3,657 sq m (39,950 sq ft)

Loading Bay: 343.5 sq m (3,695 sq ft)

Warehouse 2: 3,553.2 sq m (38,232 sq ft)

Warehouse 3: 4,795.1 sq m (51,595 sq ft)

Loading bay: 361.0 sq m (3,883 sq ft)

## TERMS

The warehouses are available either individually or as a whole on a new lease. Rent by negotiation dependent upon space taken and length of lease.

## OTHER INFORMATION

**Local Authority:** North Lincolnshire Council. For Economic Development Enquiries please telephone 01724 297330 or email [matthew.collinson@northlincs.gov.uk](mailto:matthew.collinson@northlincs.gov.uk)

**Rateable Value:** TBC

**EPC:** N/A

**Services:** Mains water, electricity and drainage are connected to the site. Prospective tenants are advised to check on the adequacy of the services for their proposed use.

**VAT:** All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

**Code for Leasing Premises:** It is intended that the lease will be prepared in accordance with the code which can be read at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Legal Costs:** The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



**Carl Bradley • Director**

[carlbradley@clarkweightman.co.uk](mailto:carlbradley@clarkweightman.co.uk)

07971 875863



**Rob Hutchinson • Operations Manager**

[robhutchinson@clarkweightman.co.uk](mailto:robhutchinson@clarkweightman.co.uk)

01482 626853

**Clark Weightman Limited • 11/027**

**20 The Weir, Hesse, HU13 0RU**

