

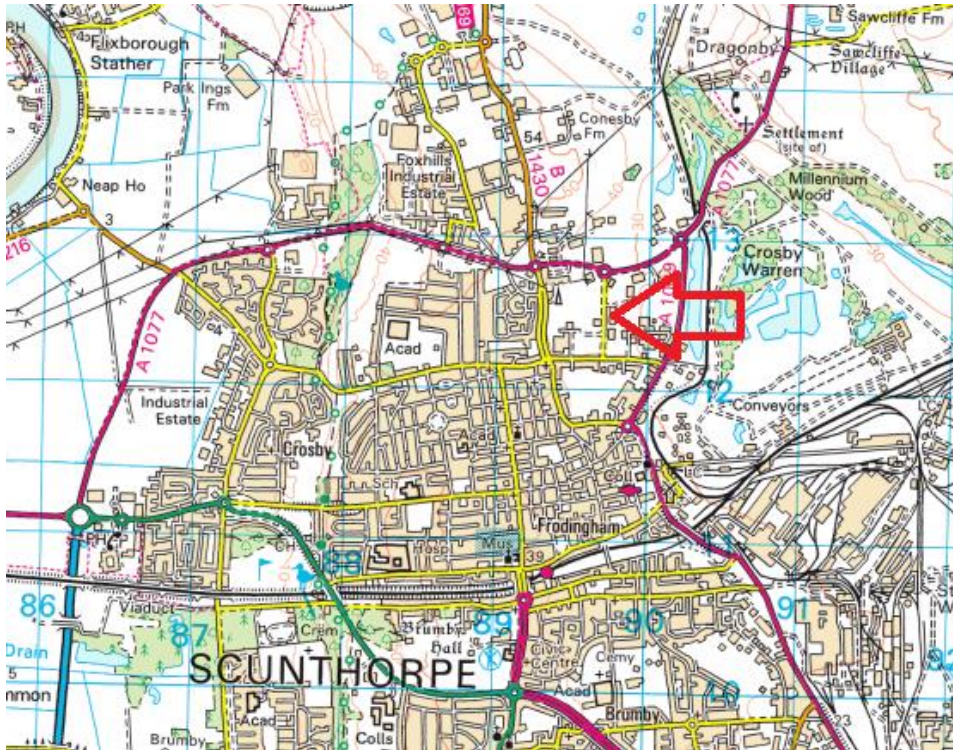


Warehouse For Sale/To Let

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

Site Acre: 0.72 acres

Warehouse: 14,171 sq.ft



Location

Nearest Town	Scunthorpe
Drive time to M181	7 minutes
Drive time to M180	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 in 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 £380,000

Rent £38,000pa

Accommodation

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

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

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

Business Rates

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

Legal Costs

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

VAT

All figures are exclusive of VAT

EPC

Being prepared. More information on request.

Contact

Through Sole Agents:

Will Beresford MRICS
M: 07392876416
E: will@dymondpropertyconsulting.co.uk

Tom Dymond MRICS
M: 07810 756 399
E: tom@dymondpropertyconsulting.co.uk

