

INDUSTRIAL UNIT TO LET



UNITS 1-4 NORMANBY BUSINESS PARK NORMANBY ROAD, SCUNTHORPE, DN15 8QZ

- 3,370 sq.ft (313 sq.m)
- Prominent business park location with well-established local tenants including Barnes Cash & Carry & Steel City Bearings.
- Unit to be refurbished to suit an occupier's requirements.
- Unit could be sub-divided to create two units
- Good access to M180, M18 and Scunthorpe Town Centre

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Normanby Business Park is located on Normanby Road, 2 miles (3.2km) north of Scunthorpe Town Centre, in an established mixed commercial area. Normanby Road is home to a wide range of occupiers including Booker, DHL and Screwfix.

The estate benefits from good transport links, linking with the nearby M180 and M18 Motorways as well as Scunthorpe Town Centre.

DESCRIPTION

Normanby Business Park forms an "L" shaped terrace of smaller industrial units fronting Normanby Road.

The subject property was originally designed as four individual units has been combined into one unit and is of steel portal frame construction with brick and block to a height of 2.13m (6'11") and thereafter clad in profile metal cladding. The roof is of steel metal cladding incorporating translucent rooflights with an eaves height of 4.63m (15'2"). The property is serviced from the front via 4 individual roller shutter doors with a height of 3.41m (11'2") and a width of 2.54m (8'4"). The unit also benefits from two storey offices and staff facilities located on the side elevation.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

GF Warehouse	254.00 sq.m	2,734 sq.ft
GF Offices/Staff	27.00 sq.m	291 sq.ft.
FF Offices	32.00 sq.m	345 sq.ft.
Total	313 sq.m	3,370 sq.ft.

REFURBISHMENT / SUB-DIVISION

The Landlord is to undertake refurbishment works to meet an occupier's requirement and could also sub-divide the unit if required.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of year to be agreed at a rent for the whole of the property of **£17,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:

Rateable Value £9,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
August 2023

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Braeknridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.