

# INDUSTRIAL



- Well established industrial location
- Situated close to junction 3 of M180 with excellent links to M18, M62 & A1 (M)
- Wide range of sizes available
- Fully fenced site with CCTV and lockable gates
- Unit sizes range from 47-231 sq.m (505 - 2,485 sq.ft)
- Simple easy in / easy out tenancy agreements
- Immediate occupation usually available
- Arrange a viewing today



## Units to Let on flexible terms

SIZES FROM

**505 - 2,485 sq.ft**

47 - 231 sq.m

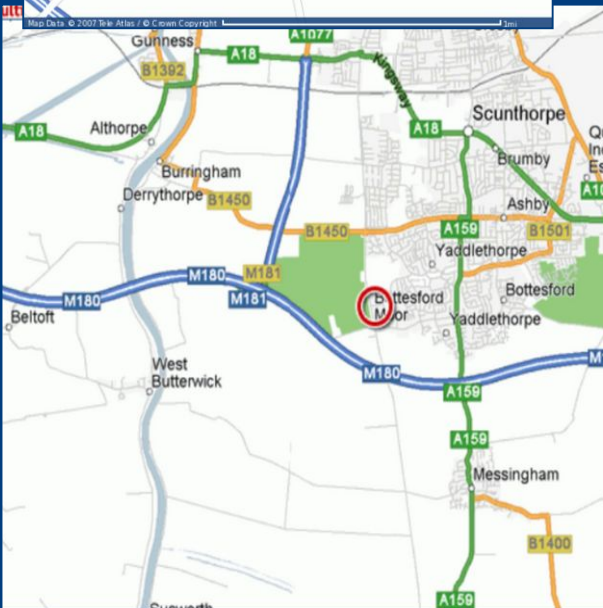
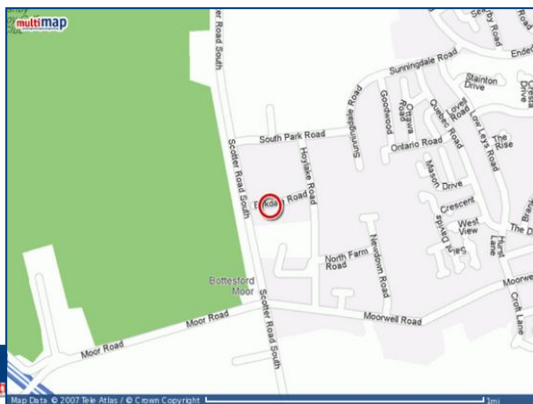
Over 200 locations throughout the Midlands and the North

# INDUSTRIAL

Lake Enterprise Park, South Park Industrial Estate, Scunthorpe, DN17 2AU

## Location

The estate is situated within the well established South Park Industrial Estate on Birkdale Road and is accessed from Scotter Road South. Lake Enterprise Park is 3 miles South of Scunthorpe town centre and is approximately 3 miles from junction 3 of the M180. The M180 provides excellent communication links to the M18, M62 and A1 (M).



## Description

The units comprise of single storey workshop premises which have been designed specifically for industrial purposes. They are arranged in a series of terraces to provide excellent workshop/storage space with manually operated roller shutter door to the front for loading / unloading purposes, and a separate pedestrian access door. A selection of sizes are available which can accommodate a wide range of uses.

## Specification

- The units are constructed of rendered block work under a pitched lined roof
- Loading doors with separate pedestrian access door
- 3 Phase Electricity Supply
- Fully fenced site with CCTV and lockable gates
- WC facilities
- Staff / visitor car parking provision
- The units range in size from 47 - 231 sq.m (505 - 2,485 sq.ft)

## Tenancy Terms

- Simple easy in / easy out agreements
- Immediate occupation available
- Rent payable monthly in advance
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent deposit & first months rent payable on commencement of the tenancy
- Administration fee of £100
- Arrange a viewing today

## INDUSTRIAL

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