

★ DN17 2AU

INDUSTRIAL

Lake Enterprise Park, South Park Industrial Estate, Birkdale road, Scunthorpe

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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



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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

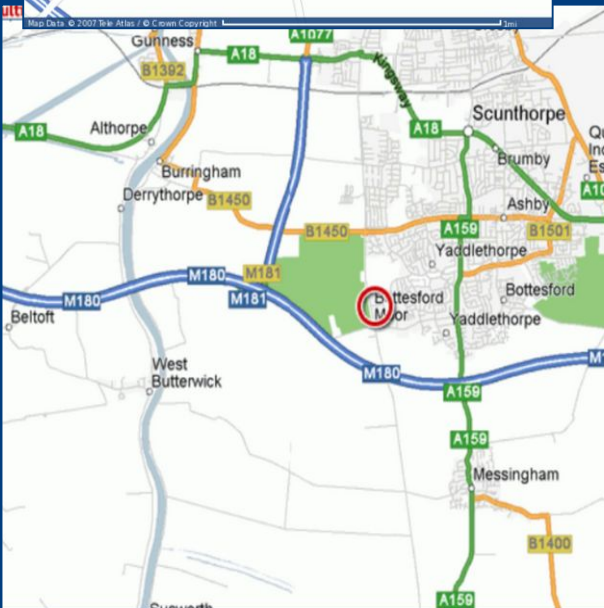
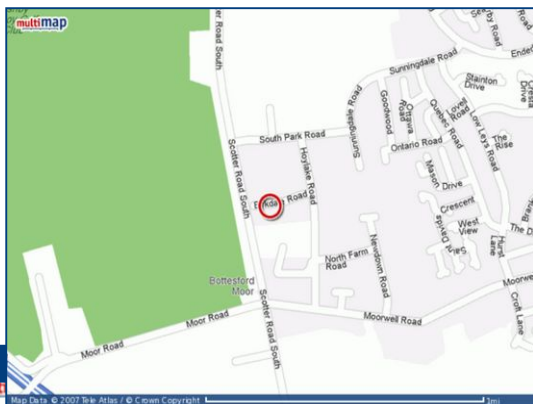
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Location

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 blockwork 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
- Flexible options available with as little as 3 months notice required to exercise break option
- 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

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