



QUEENSWAY INDUSTRIAL ESTATE, SCUNTHORPE, DN16 1AE

TO LET

EASTGATE PARK

MODERN MULTI-LET INDUSTRIAL ESTATE
FROM 2,215 - 15,558 SQ FT (205.77 - 1,445.37 SQ M)

DESCRIPTION

Eastgate Park is a modern multi-let industrial estate providing 12 industrial units totalling 68,658 sq ft. The units range in size from 2,215 sq ft up to larger warehouse units of 15,558 sq ft, and are split into 6 blocks in a mixture of terraced, semi-detached and standalone buildings.

The units are constructed of a steel portal frame with mixed brick/ blockwork and insulated profile clad elevations beneath a pitched roof. Internally the units benefit from heating and lighting.

SPECIFICATION

Each unit benefits from a good specification which includes:

- Minimum eaves height 5.5m
- Electronically operated loading door
- Ample car parking provisions
- Secure site with palisade fencing



SITE PLAN



ACCOMMODATION SCHEDULE

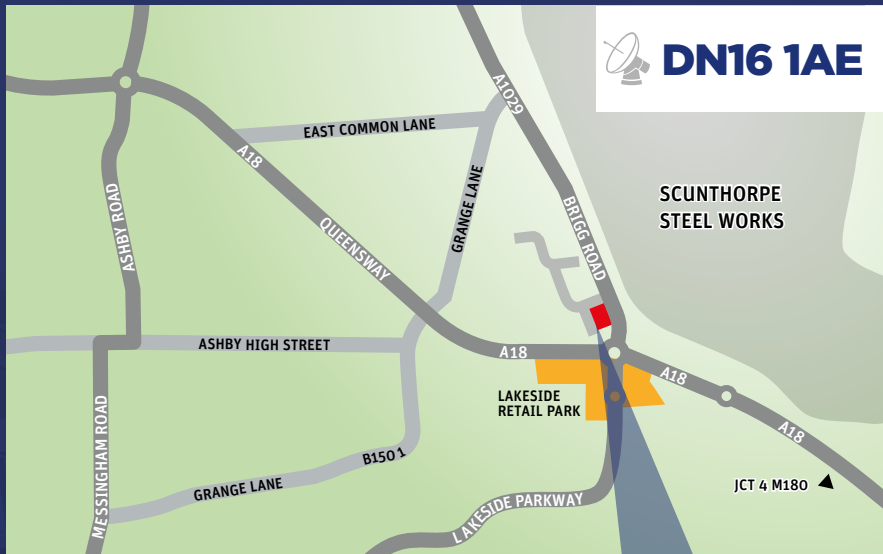
Unit	Floor Area Sq Ft	Floor Area Sq M	EPC
Units 1 & 2	15,335	1,424.7	C68
Unit 3 & 4	15,558	1,445.4	D87
Unit 5	14,077	1,307.8	D83
Unit 6	4,146	385.2	TBC
Unit 7	4,108	381.6	C68
Unit 8	5,028	467.1	C63
Unit 9	2,982	277.0	E106
Unit 10	2,987	277.5	D95
Unit 11	2,222	206.4	D86
Unit 12	2,215	205.8	D91
Total	68,658	6,378.5	

For current availability please contact the letting agents. Copies of the EPC Certificates are available upon request.

TERMS / RENTS / OTHER CHARGES

The units are available on flexible lease/tenancy agreements. For more details please contact the letting agents.

Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.



QUEENSWAY INDUSTRIAL ESTATE, DUNLOP WAY, SCUNTHORPE, DN16 1AE

EASTGATE PARK



DN16 1AE

SCUNTHORPE
STEEL WORKS



LOCATION

Eastgate Park is situated within the popular Queensway Industrial Estate in Scunthorpe, a major town in North Lincolnshire. The estate is located 28 miles south west of Hull, 32 miles east of Doncaster and 27 miles north of Lincoln. The town benefits from good transport links to the M181 and M180 motorways which in turn provide access to the M18, 22.5 miles away; M62, 29 miles away and the A1 (M), 34 miles away. The estate lies adjacent to the Ashby Vile Roundabout and is accessed off Brigg Road (A1029). The roundabout links the A18 Queensway to Brigg Road which acts as the town's southern link road. The A18 provides direct access to the motorway network.

Eastgate Park also benefits from excellent nearby amenities, being only 13 minutes' walk from Lakeside Retail Park with its array of retail outlets and eateries including, Morrison's Supermarket, The Range, PC World, Premier Inn Scunthorpe, McDonalds restaurant and Subway. In addition Scunthorpe town centre is merely 2.5 miles away.

TRAVEL DISTANCES

	Miles	Mins	
Lakeside Retail Park	0.6	13	
J4 M180	3.4	6	
J5 M18	22.5	2	
Hull	27	37	
Doncaster	31	70	

FURTHER INFORMATION

To arrange a viewing or for further information on Eastgate Park please contact one of the joint letting agents.

PPH
COMMERCIAL
01724 282278
pph-commercial.co.uk

Excellent transport links



Good local amenities



On Site Trade Operators



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