

TO LET



UNIT 5, EASTGATE PARK

ARKWRIGHT WAY | QUEENSWAY INDUSTRIAL ESTATE | SCUNTHORPE | DN16 1AE

MODERN INDUSTRIAL / TRADE COUNTER UNIT
13,997 SQ FT (1,300 SQ M)



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 Ville 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.

DESCRIPTION

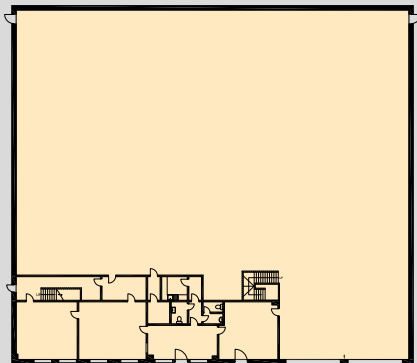
Eastgate Park is a modern multi-let industrial estate providing 12 industrial units totalling 68,658 sq ft. Unit 5 is an end terraced unit covering 13,997 sq ft. The ground floor comprises warehouse space with two loading doors and integral office space with separate personnel door and glazed frontage, kitchen area and WC's. There is also a second floor above the offices measuring approximately 1,680 sq ft which is ideal for additional office space or ancillary space.

SPECIFICATION

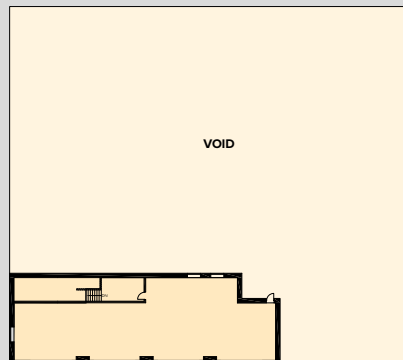
- Highly visible location at junction of A18 and Brigg Rd
- Modern unit with integral office space
- Close to Lakeside Retail Park
- LED lighting and heating to Ground Floor offices
- Minimum eaves height 5.5m
- Electronically operated loading door
- Ample car parking and secure yard
- Self-contained yard area
- Other occupiers include: Howden, Eurocell, Brammer, Euro Car Parts, Virgin Media

UNIT 5 | EASTGATE PARK | SCUNTHORPE | DN16 1AE

FLOOR PLANS



Ground Floor



First Floor



TERMS

The unit is available on flexible lease for a term to be agreed. Details of the rent and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

EPC

The EPC is D83. Individual copies of the EPC certificate are available on request.

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

MISREPRESENTATION ACT: Whittle Jones and PPH Commercial on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones and PPH Commercial has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones and PPH Commercial. April 2021. Designed and produced by Creativeworld Tel 01282 858200.

WHITTLE JONES
YORKSHIRE
01924 282 020
www.whittlejones.com

PPH COMMERCIAL
01724 282278
pph-commercial.co.uk