



# TO LET

## SANDTOFT INDUSTRIAL ESTATE

SANDTOFT ROAD | BELTON | DN9 1PN

### INDUSTRIAL UNITS

753 - 1,281 SQ FT

### KEY FEATURES

- Established Location
- Ample Parking
- Shared Forecourts
- Good Transport Links
- Nearby Amenities



### CONTACT US:

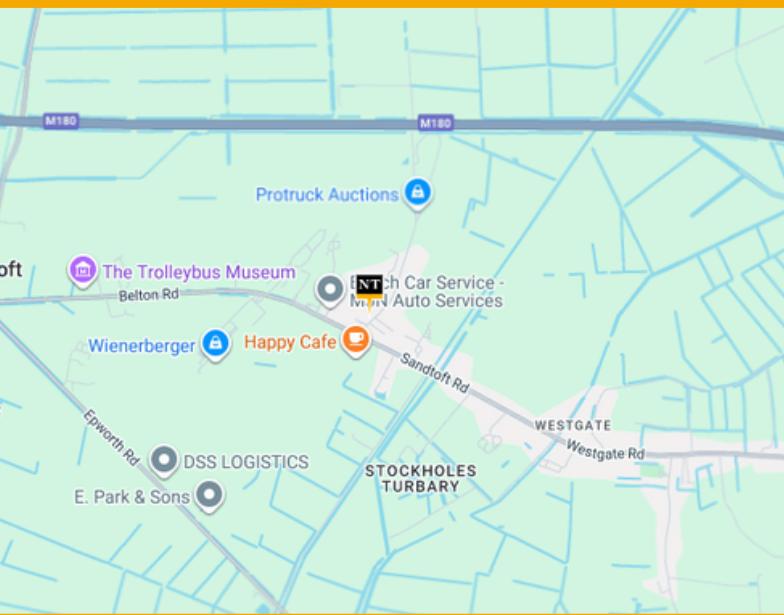
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# SANDTOFT INDUSTRIAL ESTATE

SANDTOFT ROAD | BELTON | DN9 1PN



## MODERN INDUSTRIAL UNITS 753 - 1,281 SQ FT

### DESCRIPTION

Sandtoft Industrial Estate comprises 10 modern workshop and industrial units arranged across two adjacent blocks, providing a flexible mix of accommodation well-suited to small and medium-sized businesses seeking high-quality space in a strategic North Lincolnshire location.

Each unit is of steel portal frame construction, with reinforced concrete floors and a combination of brickwork and metal cladding to the elevations, offering durability and functionality.

The estate offers access to ample on-site car parking with shared forecourts, making them practical and accessible for day-to-day operations.

### KEY FEATURES

- Separate pedestrian and loading entrances
- Secure shared forecourts with car parking
- Three phase electricity available
- Units with integrated office space and WC facilities
- Local shops and eateries within Belton village
- Excellent access via the A161
- 3 miles from Junction 2 of the M180 (6 minutes' drive)
- Approximately 6 miles east of Scunthorpe

### LOCATION

Sandtoft Industrial Estate is prominently located just off Sandtoft Road in Belton, a well-connected village in North Lincolnshire. Situated on the A161, the estate provides excellent regional connectivity, lying just 3 miles from Junction 2 of the M180. This offers quick and convenient access to the national motorway network, with the M18, A1(M), and M62 corridors all within easy reach.

Belton itself lies approximately 6 miles east of Scunthorpe, with the nearby towns of Crowle to the north and Epworth to the south, both offering additional services and amenities. Goldthorpe train station is located less than a mile from the estate, ensuring strong public transport connections. The estate also benefits from good local facilities, with Belton town centre just a 5-minute drive away, providing a range of shops, eateries, and everyday services, while the surrounding area supports a thriving mix of residential and commercial activity.



### EPC

A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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