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# TO LET

## LAKE ENTERPRISE PARK SOUTH PARK INDUSTRIAL ESTATE

BIRKDALE ROAD | SCUNTHORPE | DN17 2AU

### INDUSTRIAL UNITS

505 - 2,485 SQ FT

#### KEY FEATURES

- Close to Town Centre Amenities
- On-site Parking
- Generous Forecourts
- Established Location
- Fully Fenced
- Gated Site
- Monitored by CCTV



### CONTACT US:

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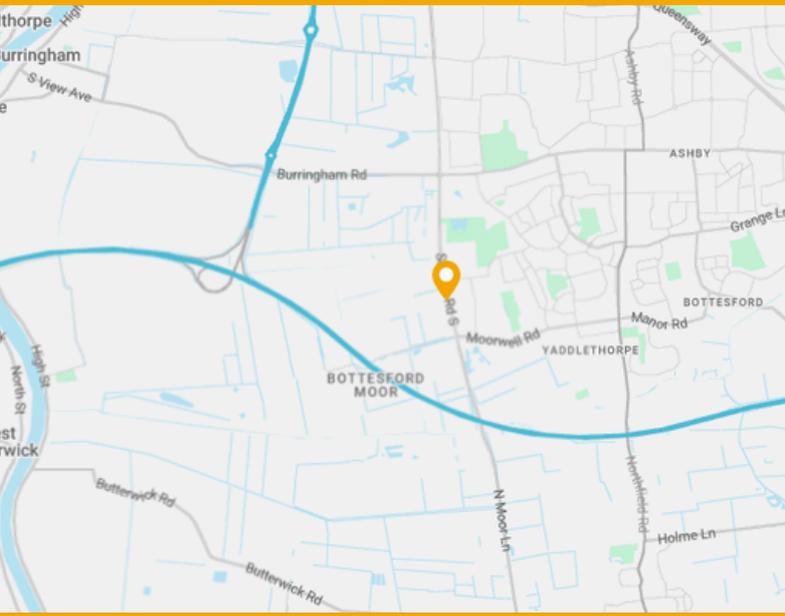
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# LAKE ENTERPRISE PARK

## SOUTH PARK INDUSTRIAL ESTATE

BIRKDALE ROAD | SCUNTHORPE | DN17 2AU



### LOCATION

Lake Enterprise Park is situated on South Park Industrial Estate, an established commercial area in Scunthorpe, Lincolnshire, approximately 25 miles north of Lincoln and south of the Humber Estuary. The estate is accessed off Birkdale Road, with excellent transport links via the M181 (3 miles) connecting to the M180 and M18, providing onward access to Junction 35 of the M62 in under 30 minutes.

Scunthorpe train station is less than 4 miles away and lies on the South TransPennine Line, offering direct services between Manchester Airport and Cleethorpes.

The estate is close to a range of local amenities, with Scunthorpe town centre just 10 minutes' drive away. Nearby facilities include an Asda Superstore, The Mallard restaurant (1 mile), and Gallagher Retail Park (less than 10 minutes' drive),

### MODERN INDUSTRIAL UNITS

#### 505 - 2,485 SQ FT

### DESCRIPTION

Lake Enterprise Park extends to 28,173 sq ft and comprises 28 single-storey workshop and industrial units arranged in four terraces around two separate service/loading yards. Constructed to provide flexible accommodation, the units range in size from 505 sq ft to 2,485 sq ft, with the option to combine units to create larger floor areas, subject to availability.

The smaller units are constructed of rendered blockwork under pitched roofs, while the larger units are steel portal frame with part rendered blockwork and part profile metal-clad elevations. Each unit benefits from a roller shutter loading door (sectional up-and-over door in Block 4) and a separate personnel entrance. Block 7 has recently undergone refurbishment, including a new roof, personnel doors, and windows.

### KEY FEATURES

- Three-phase electricity
- Reinforced concrete floors
- Separate goods and personnel entrances
- Generous circulation and car parking
- Excellent transport links



### 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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