

Units 2 Sterling Business Park,  
Scunthorpe, DN15 8QP

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**TO LET**

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Detached industrial unit in a  
popular location

Approximately 988.2 sq. m  
(10,637 sq. ft) overall

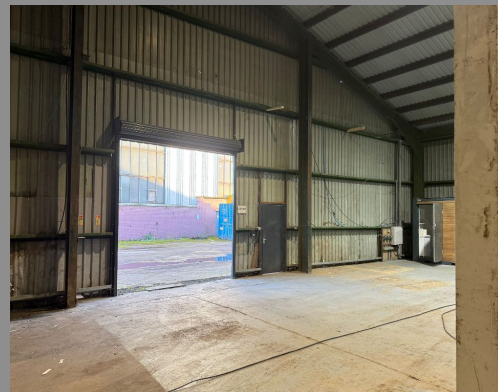
Comprising open plan  
warehouse with shutter door  
and small front yard area

Situated within the popular  
Foxhills Industrial Estate

**Guide Rent £48,000 p.a**

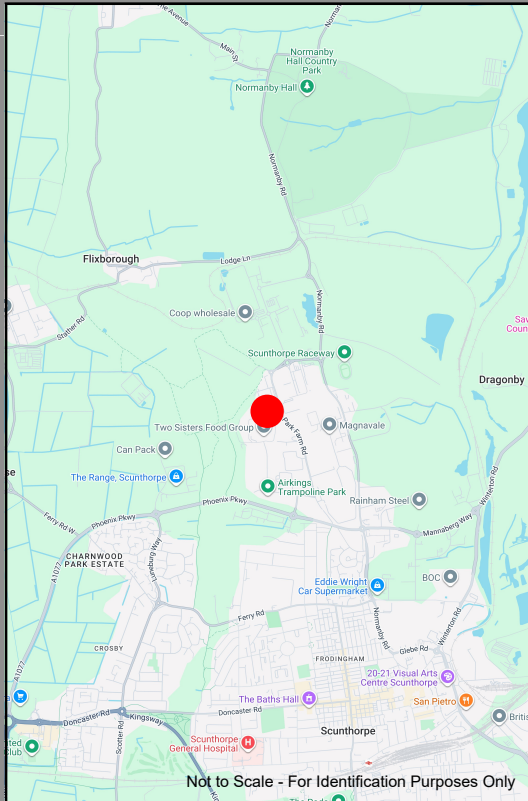


**Scotts**  
01472 267000



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## LOCATION

The town of Scunthorpe is the main administrative and commercial centre for North East Lincolnshire, with a population of approximately 72,500. The town is situated approximately 18 miles south-west of Hull, 20 miles east of Doncaster and 22 miles west of Grimsby. Scunthorpe is one of the largest steel processing towns in the UK and is known as the Industrial Garden Town. Access into Scunthorpe is predominantly via the M180, with the M181 and A18 providing links into the town itself. Within this context, the property is situated on the Foxhills Industrial Estate, a popular industrial location approximately 2 miles north of Scunthorpe town centre. Neighbouring occupiers including Menzies Distribution, Origin Packaging, Sofina and Jack Tighe are located directly adjacent to the subject property.

## DESCRIPTION

Unit 2 comprises a detached industrial premises providing predominantly open plan warehouse accommodation with roller shutter door access and a small front yard area for loading and parking. The unit extends to approximately 988.2 sq. m (10,637 sq. ft) overall and is suitable for a variety of industrial and warehouse uses, subject to the necessary consents.

## ACCOMMODATION

Warehouse 988.2 sq. m (10,637 sq. ft)

## DISPOSAL / LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £48,000 per annum.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises were listed within the Rating List as 'Warehouses & Premises' with a Rateable Value of £15,000 (Source: VOA website) until 21 March 2025, although the premises will require reassessment. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING: B (48)

## FURTHER INFORMATION AND TO VIEW

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