

INTERNET ADVERTISING

Paul Fox

Commercial
Chartered Surveyors & Valuers

Paul Fox Commercial
32 Oswald Road
Scunthorpe
North Lincolnshire
DN15 7PQ

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**TO LET****INDUSTRIAL/STORAGE****UNIT 2, KETTERING ROAD,
SCUNTHORPE****LOCATION**

The subject property is situated in Scunthorpe which is the commercial centre of North Lincolnshire. Scunthorpe has a resident population of approximately 75,000 with industry, retail and amenities commensurate with its size.

The subject property is situated on the popular Midland Road industrial trading estate which is located towards the eastern side of the town and is characterised by freestanding units largely built for owner occupation incorporating own yard areas.

The Midland Road estate to the west is bounded by the Corus Steelworks with Brigg Road providing a major access to all parts of the town and to the national motorway network.

DESCRIPTION

Traditionally constructed unit of brick to full eaves height with lattice framed roof with a clear eaves height of approximately 4.76m, high level natural lighting and natural lighting via the roof.

The unit incorporates two commercial loading doors with WC accommodation and two offices.

External - to the eastern side of the unit is a large concrete area which is ideal for vehicle parking, loading or external storage.

ACCOMMODATION**INTERNAL**

Storage/workshop space overall	34.26m x 42.22m
	1446.45 sq m (15,563 sq ft)

SITE

Approximately	1272 sq m (13686 sq ft)
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RATEABLE VALUE

We would recommend that interested parties make their own enquiries to the rating Authority to verify the current rating liability (01724 296296).

SERVICES

Mains electricity, water and drainage are understood to be connected to the subject property. Services have not been tested and prospective occupiers are advised to check the adequacy of the supply for their intended use.

DISPOSAL TERMS

The subject property is available by way of an Occupational lease with the tenant responsible for keeping the property in no worse condition than at the onset of the lease.

Tenant to be responsible for all outgoings including payment of rates and a capped contribution of £400 to Landlords legal costs for lease preparation.

VIEWING

Strictly by appointment via the Agent (Scunthorpe Office: 01724 870520)

Rent - £35,000 pa

All monies are exclusive of VAT

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Fox Knight (Commercial) Ltd trading as Paul Fox Commercial - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessors and do not constitute, or constitute part of an offer or contracts; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Fox Knight (Commercial) Ltd trading as Paul Fox Commercial or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Fox Knight (Commercial) Ltd trading as Paul Fox Commercial, has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of vat; v) Fox Knight (Commercial) Ltd trading as Paul Fox Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

At the centre of North Lincolnshire's Commercial and Industrial markets



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urther details contact Duncan Willey
H Commercial on 01724 282278.

celebrated



**FOR SALE
RESIDENTIAL CHILDREN'S HOME
ROSSALL CLOSE, SCUNTHORPE**



- Purpose built single storey accommodation
- Extends to approx 275 sqm (2926 sq ft)
- Includes kitchen, communal areas, bedrooms, offices, utility, bathroom, private gardens and parking
- Suitable for a wide variety of uses or development

Price £425,000

**TO LET
STORAGE/INDUSTRIAL UNIT
KETTERING ROAD, SCUNTHORPE**



- Popular and central location in the Midland Road Estate.
- Building extends to approx. 1446 sqm (15,563 sq ft)
- Large concrete yard 1272 sqm (13,686 sq ft)
- Flexible lease terms.

Rent £35,000 pa

**FOR SALE
REVERENCE DANCEWEAR
COLLEGE YARD, BRIGG**



- Established Dancewear Business
- Owners relocating to Wales
- Well respected by the region's Dance Studios
- Premises extend to approx 17.33 sqm (186 sq ft)
- Price includes Business, Fixtures, Fittings and Stock

Price £17,950

**TO LET
OFFICE ACCOMMODATION
MARKET PLACE, CAISTOR**



- Situated above Nat-West Bank on 1st & 2nd Floors
- Overlooks the Market Place
- Ten offices
- Approx. area 136 sqm (1463 sq ft)
- New lease available

Rent £6,500 pa

**FOR SALE/TO LET
OFFICE ACCOMMODATION
THE OLD CHURCH INSTITUTE, WINTERTON**



- Prominent High Street position in Winterton
- Accommodation includes many fine features over two floors
- Extends to approx 120.14 sqm (1292 sq ft) plus ancillary
- Freehold or Occupational lease available

Price £149,500 - Rent £8,500 pa

**FOR SALE
INVESTMENT/HOLIDAY ACCOMMODATION
GRANGE PARK, MESSINGHAM**



- Modern constructed log-cabin includes living/dining/kitchen area leading to patio.
- Overlooks 16th green at Grange Park Leisure complex.
- Three bedrooms, one ensuite, house bathroom.
- Ideal investment opportunity or holiday accommodation.

Price £115,000

**TO LET
LOCKUP RETAIL UNIT
38 HIGH STREET, MESSINGHAM**



- Prominent High Street location
- Modern double fronted unit
- Well presented and modern finishes throughout
- Approx. 70 sqm (754 sq ft)

Rent £8,750 pa

**FOR SALE
INVESTMENT
HIGH STREET, MESSINGHAM**



- Highly visible location
- Two shops and large first floor flat
- Fully income producing
- Shops let on relatively new 5 year leases
- Total income £218,000 pa

Price £245,000 freehold

**TO LET
BEAUTY & HAIRDRESSING SALON,
BARTON**



- Prominent location
- Refurbished and extremely well presented accommodation
- All modern facilities
- Individual beauty rooms and salon
- Accommodation over three floors
- Full range of fixtures and fittings

Rent on application

**TO LET
SURPLUS WORKSHOP, OFFICE & LAND
CLEATHAM, KIRTON IN LINDSEY**



- Modern well presented accommodation
- Offices 81 sqm (870 sq ft)
- Workshop/storage 199 sqm (2136 sq ft)
- Outside storage land
- Sub-division will be considered
- New lease and immediate occupation available


Rent £13,500 pa

**TO LET
COMMERCIAL POTENTIAL
SAXBY-ALL-SAINTS**



- Brick and tiled barn
- Single storey, three bays
- Approx 650 sq ft
- Ideal B1 use

**TO LET
COMMERCIAL UNIT
14 HIGH STREET EAST SCUNTHORPE**



- Commercial trading and retail location
- Close to town centre and Brigg Road
- Extends to approx 182.72 sqm (1966 sq ft)
- 3 Bayed workshop

INTERNET ADVERTISING,



>> View Large Photo

roads of the town.

- > Detached workshop with its own yard.
- > Extends to approx. 492.48 sqm (5299 sq ft).

shutter doors.

- > Yard area approx.
- > Flexible lease term available.

>> Full Brochure >> Enquire

UNIT 11, EXMOOR AVENUE, SCUNTHORPE

TO LET £



>> View Large Photo

- > Located on the popular Skippingdale Estate on the western side of Scunthorpe.
- > The estate encompasses major retail outlets, commercial trading as well as light industrial units.
- > The unit is within an estate of 11 similar units all served by a large yard for vehicular parking and loading.

- > Extends to approx sqm (600 sq ft).
- > Front loading door accommodation.
- > Monthly tenancy with one month re immediately avail

>> Full Brochure >> Enquire

UNIT 7, EXMOOR AVENUE, SCUNTHORPE (Under Offer)

TO LET £



>> View Large Photo

- > Located on the popular Skippingdale Estate on the western side of Scunthorpe.
- > The estate encompasses major retail outlets, commercial trading as well as light industrial units.
- > The unit is within an estate of 11 similar units all served by a large yard for vehicular parking and loading.

- > Extends to approx (550 sq ft).
- > Front loading door accommodation.
- > Monthly tenancy with one months r immediately avail

>> Full Brochure >> Enquire

UNIT 2, KETTERING ROAD, SCUNTHORPE

TO L



>> View Large Photo

- > Located on the popular Midland Road trading estate at the junction of Kettering Road and Northampton Road.
- > Extends to approx. 1446.45 sqm (15,563 sq ft). External concrete yard approx. 1272 sqm (13,686 sq ft).
- > Eaves height 4.76m, WC and offices, three loading doors.

- > Brickwork con with both high natural light ar lights.
- > Flexible lease negotiation.
- > Immediate occ available.

>> Full Brochure >> Enquire

14 HIGH STREET EAST, SCUNTHORPE

TO L

- > Situated close to Scunthorpe town centre in a busy commercial area of the town.

- > Large sec forecourt

18

SALE PARTICULARS



TO LET

**UNIT 2
KETTERING ROAD
SCUNTHORPE**

RENT £35,000 P.A.

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RENTAL

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