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Approximate eaves
height 6.5m



Modern unit with integral
office/ancillary space



Electronically operated
loading door



Ample on site
car parking



UNIT 4, EASTGATE PARK

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

TO LET

MODERN INDUSTRIAL / TRADE COUNTER UNIT
7,754 SQ FT (720.37 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.

EASTGATE PARK | SCUNTHORPE | DN16 1AE



DESCRIPTION

Eastgate Park is a modern multi-let industrial estate providing 12 industrial / business units totalling 68,658 sq ft.

Unit 4 is a semi-detached unit covering 7,754 sq ft, located adjacent to Screwfix at the entrance of the estate.

The unit has recently undergone a substantial refurbishment program to provide clear span warehouse / workshop accommodation with integral office space to the ground floor and additional office / storage accommodation to the first floor. The unit benefits from powder coated aluminium framed double-glazed windows and doors together with overhead sectional access doors to the front elevation. Internally the unit has a suspended ceiling with fitted lighting and heating to the offices and ancillary accommodation.

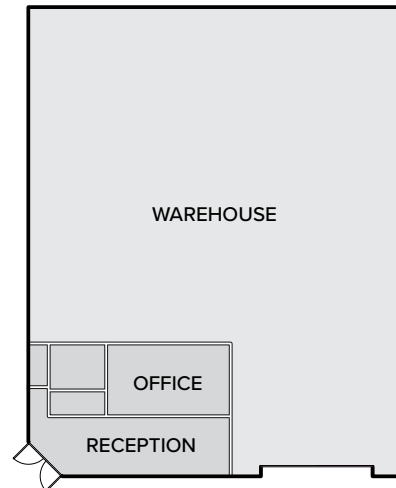
TERMS

The unit is available on a 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 rating on the unit is B47. A copy of the EPC certificate is available upon request.

FLOOR PLAN



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact us or the letting agents.



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