



Former Lincolnshire Salad Company, 18 West Street, Scunthorpe DN17 3LA

To Let / For Sale

FOOD MANUFACTURING FACILITY

20,979 Sq Ft
(1,949 Sq M)

DESCRIPTION

The subject property comprises two warehouse / food manufacturing units, one of steel portal frame construction and the other of steel frame construction. Both units are a combination of brick and block profiled steel clad elevations. Internally, both units are fitted out as bespoke food manufacturing facilities comprising fit-for-purpose safety flooring, fluorescent strip lighting and hygiene boards throughout. Both units benefit from fluorescent strip lighting, three phase electricity and gas space heaters.

- ✔ Bespoke Food Manufacturing Facility
- ✔ Eaves height ranging from 2.68m - 6.4m
- ✔ Electric Loading Doors
- ✔ Secure Gated Yard
- ✔ Parking for 14 cars



LOCATION

The property is located on West Street in the village of West Butterwick, approximately 7.3 miles from Scunthorpe town centre. The property is accessed via West Street which in turn provides access to the A161, and then further to M180 motorway. This in turn provides access to the M18, M62 and A1(M) for good regional and national road links across the country.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshop	1,919	178
GF Warehouse	4,281	398
FF Offices	1,605	149
GF Warehouse	11,629	1,080
Total	20,979	1,949
(Mezzanine)	(1,543)	(143)

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

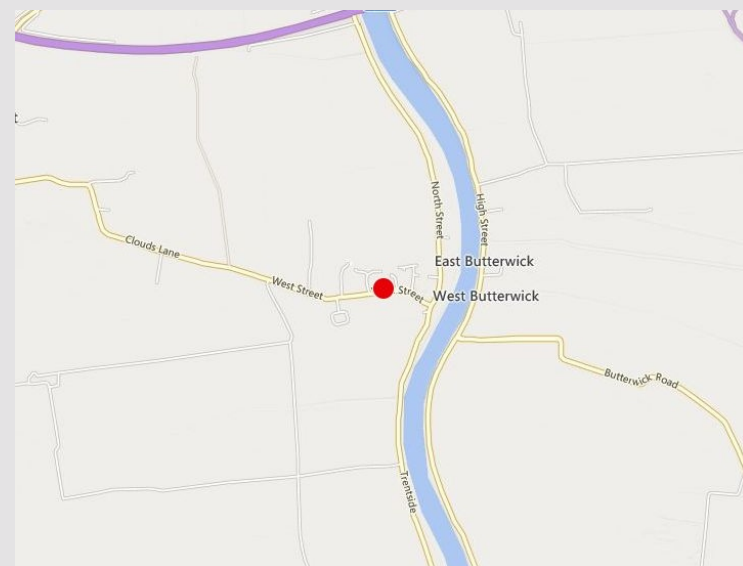
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC Unit 1 - D (87) Unit 2 - D (80) Workshop - (D88)



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Regulated by RICS 18-Apr-2023

VIEWING & FURTHER INFORMATION

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