



TO LET

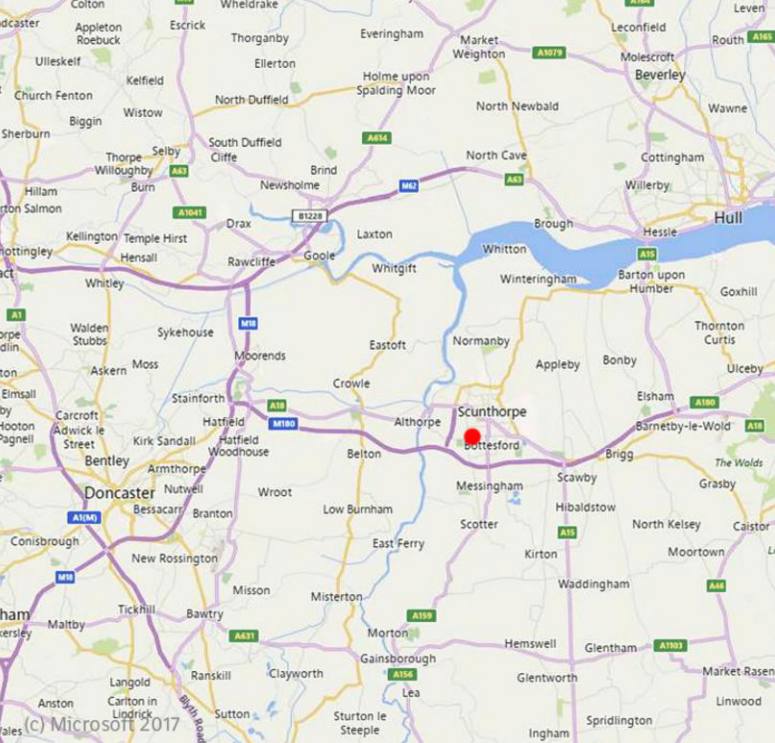
LAKE ENTERPRISE PARK

**BIRKDALE ROAD, SOUTHPARK INDUSTRIAL ESTATE,
SCUNTHORPE, DN17 2AU**



- Fenced and gated site with CCTV
- Well known and established business location
- Large forecourts with parking
- Accessible from M180 via Scotter Road
- Range of flexible tenancy options
- Quick completions usually possible (subject to status and availability)

WORKSHOP / INDUSTRIAL UNITS
505 to 2,485 sq ft (47 to 231 sq m)



TRAVEL DISTANCE

	Miles	Mins	
M18	18	22	Car
Hull	30	45	Car (via Humber Bridge)
Doncaster	27	40	Car
Goole	30	37	Car

Source: theAA.com

LAKE ENTERPRISE PARK

BIRKDALE ROAD, SOUTH PARK INDUSTRIAL ESTATE, SCUNTHORPE



DESCRIPTION

Four terraced blocks (4,5,6 and 7) set out around 2 shared forecourts, with gated access and CCTV cover. Each unit has mains water, drainage and electricity (3 phase available), a roller shutter loading door (sectional up and over door in block 4) and a separate personnel entrance door. Blocks 5, 6 and 7 were refurbished recently with new roofs, steel personnel doors and double glazed windows.

SPECIFICATION

- 3 phase electricity supplies
- Separate goods and personnel entrances
- Reinforced concrete floors
- Generously sized forecourts
- Estate CCTV cover
- w/c facilities

EPC

EPC ratings on the estate range from B31 - E106

LOCATION

The estate is part of the popular South Park Industrial Estate accessed from Scotter Road South. It is approximately 3 miles from the town centre and 3 miles from J3 of the M180 (via M181), providing good access to the Humber Bridge and Grimsby to the East and to the M18 and on to the M62 and A1M motorway network to the West. There is a local cafe on the Park and Asda and Tesco supermarkets within easy travelling distance.

TERMS

There are a range of flexible tenancy options available. Full details of rents and terms are available on request. All rents are quoted net of VAT which is applicable at standard rate.

VIEWING / FURTHER INFO

For current availability and for viewings please contact the Agents.



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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