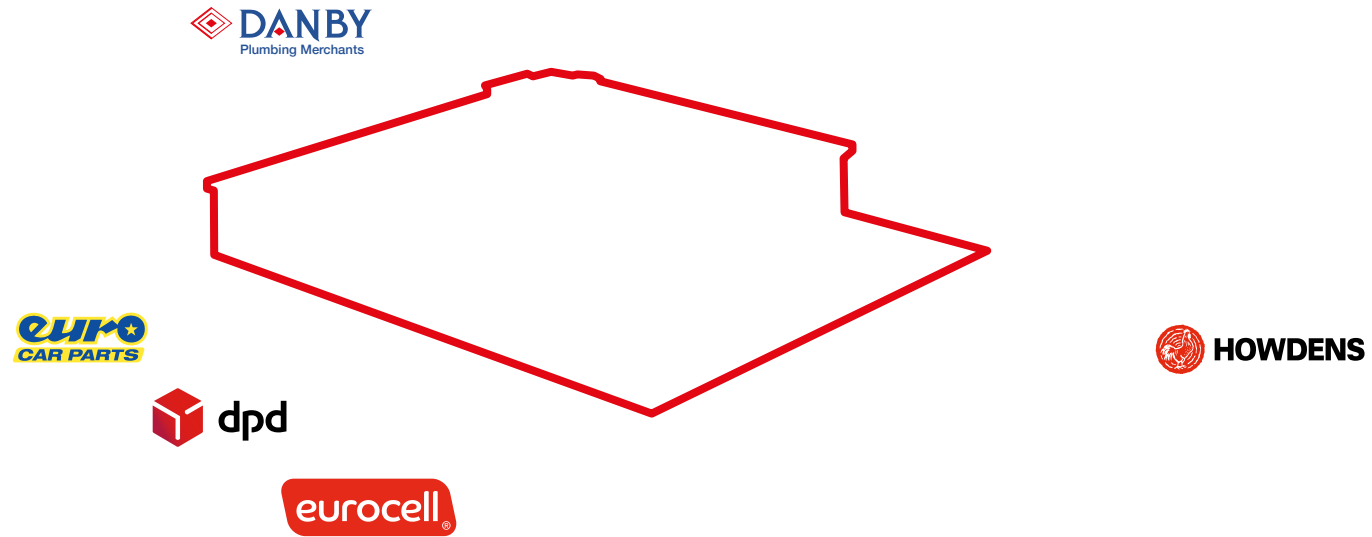




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REFURBISHED UNITS COMING SOON



UNITS 3 & 4, EASTGATE PARK

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

TO LET

MODERN INDUSTRIAL / TRADE COUNTER UNITS
UNIT 3 - 7,804 SQ FT & UNIT 4 - 7,754 SQ FT

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



Indicative internal finish subject to negotiation

DESCRIPTION

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

Units 3 & 4 comprise two interconnected semi-detached units located prominently at the entrance to the site covering 7,804 sq ft and 7,754 sq ft respectively. The units are currently undergoing a substantial refurbishment program and will provide clear span warehouse / workshop accommodation with integral office space to the ground floor and additional office / storage accommodation to the first floor. Each unit benefits from powder coated aluminium framed double glazed windows and doors together with overhead sectional access doors to the front elevation. Internally the units have suspended ceilings with fitted lighting and heating to the offices and ancillary accommodation.

TERMS

The units are available on flexible leases 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 ratings will be confirmed once refurbishment works have been completed, and will be made available upon request.

SPECIFICATION

- Highly visible location at junction of A18 and Brigg Rd
- Modern units with integral office / ancillary space
- Kitchen facilities and WC's
- Close to Lakeside Retail Park
- Approximate eaves height 6.5m
- Steel portal frame construction
- Electronically operated loading door
- Ample on site car parking
- Other occupiers include: Howdens, Eurocell, Euro Car Parts, Spa Care UK and Virgin Media

VIEWING & FURTHER INFORMATION

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



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