

TO LET

**Unit 5, Scunthorpe Retail and Trade Centre,
Glebe Road, Scunthorpe, DN15 6AF**



Industrial / Trade Counter Unit measuring 5,975 sq ft (555 sq m)

- **Prominent trade counter location**
- **Good links to the M180 and M18 thereafter**
- **High quality warehouse space**
- **On site car parking**
- **Eaves height of 6.5 metres**

For more information, please contact:

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Location

The property is situated on Glebe Park, the prime industrial and trade counter location within the context of Scunthorpe. The unit is located circa 1 mile north east of Scunthorpe Town Centre and is occupied by a number of national trade counter operators including Floors-2-Go, Farmfoods and Johnstone’s Decorating Centre.

Scunthorpe is located 45km (28 miles) west of Grimsby and 26km (16 miles) north of Gainsborough. It is also located approximately 8km (5miles) north of junction 3 of the M180, which in turn provides good links to the M18 and A1(M) motorways.

Description

The property comprises a semi-detached industrial trade counter unit of steel portal frame construction with profile metal clad elevations. The unit incorporates Perspex roof lights which provide natural light and benefits from one electrically operated roller shutter door.

Internally, the property is split to provide an open plan trade counter and separate warehouse accommodation. The trade counter comprises suspended ceilings with recessed spot lighting, plastered and painted walls with part carpeted, part concrete floors. The warehouse section comprises, concrete floors and cladded elevations with full height racking throughout. There is also a mezzanine level which covers approximately half the warehouse accommodation.

Externally, the unit has a shared loading yard with parking for circa 20 spaces to the front elevation of the unit.

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	433	4,667
Trade Counter/Offices	121	1,308
Total	555	5,975
(Mezzanine)	(110)	(1,185)

Terms

The unit is available by way of a sublease or assignment of the existing full repairing and insuring lease expiring August 2026 (Break clause August 2021). Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

The current energy performance rating for the property is C 73.

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £35,750

Viewing

By prior appointment with the sole agents:-



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