



SUMMARY

- Excellent location
- Ample car parking
- On site building manager
- Refurbished modern suites & break out areas
- Broad tenant mix to support a range of businesses
- Outstanding accessibility

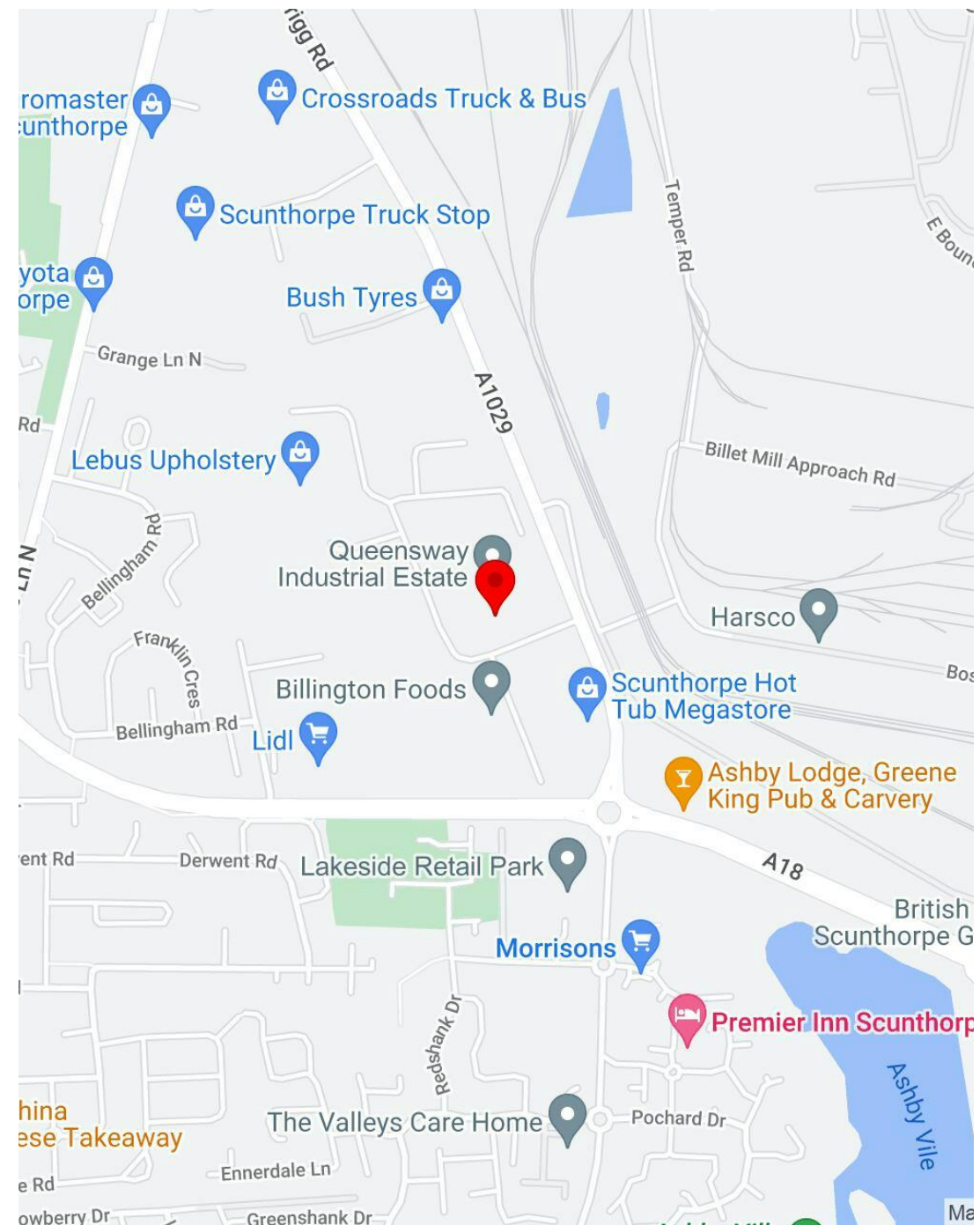
DESCRIPTION

Queensway Business Centre is a modern office development comprising 32 self-contained suites, available in sizes from 277 to 1,622 sq. ft. The property provides high-quality, flexible workspace suitable for a wide range of occupiers, from start-ups to established businesses. Each suite benefits from suspended ceilings with integrated lighting, perimeter trunking, heating and cooling, and double-glazed windows, ensuring a professional and comfortable working environment. The centre also offers shared kitchen and WC facilities, landscaped surrounds, and generous on-site parking, with 24-hour tenant access.



LOCATION

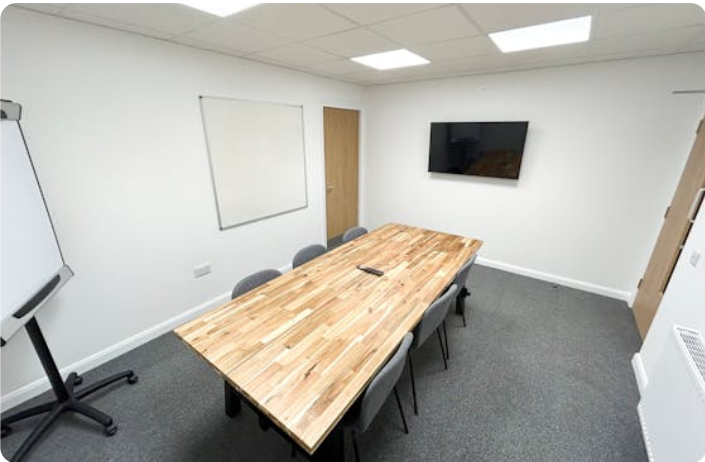
Situated on Dunlop Way, just off the A18 Queensway dual carriageway, the Business Centre enjoys excellent transport connectivity. Scunthorpe town centre lies only 2 miles to the north, while the M180 motorway is just minutes away, linking quickly to the M181, M18 and wider national motorway network. The location provides direct access to Doncaster, Hull, Sheffield, and beyond, making it an ideal base for regional and national business operations.

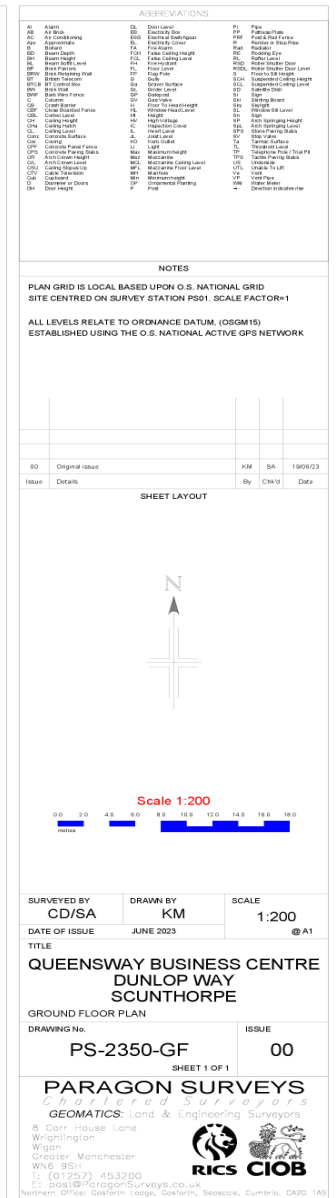


Queensway Business Centre



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AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Ground - Suite 3	508	£508 /month	£148 /month
Ground - Suite 4D	435	£435 /month	£127 /month
Ground - Suite 11	306	£306 /month	£90 /month
Ground - Suite 18	1,001	£918 /month	£292 /month

TO ARRANGE A VIEWING, PLEASE CONTACT



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