

**BERKELEY BUSINESS CENTRE, DONCASTER ROAD,
SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 7DQ**
OFFICES TO LET FROM 171.24 SQ M (1,842 SQ FT) TO 480.60 SQ M (5,171 SQ FT)



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LOCATION

Scunthorpe is the principle commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport and Robin Hood Airport, whilst excellent rail links are available to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The Berkeley Business Centre is located with extensive frontage to the A18 Doncaster Road close to the Berkeley roundabout and ¼ mile east of the Gallagher Retail Park where occupiers include Marks & Spencers, Tesco and Debenhams.

DESCRIPTION

The Berkeley Business Centre comprises of four separate office buildings known as Berkeley House, Haldenby House, Kelfield House and Woodfield House. These are all modern purpose built office buildings benefitting from attractive reception/entrance areas.

Individually the properties have been sub-divided to provide a range of private and general office areas with suspended ceilings incorporating fitted lighting, ladies and gents WC facilities, kitchen, gas central heating and certain perimeter trunking. Air conditioning is also installed to certain suites/buildings.

The Berkeley Business Centre also benefits from onsite car parking provisions for 80 vehicles and has extensive frontage to Doncaster Road with two separate vehicular accesses to the Business Centre.



SUMMARY

- Modern self-contained office premises from 100.61 sq m (1,083 sq ft) to 480.60 sq m (5,171 sq ft) approx.
- Prominent location on the A18 Doncaster Road close to Gallagher Retail Park.
- Available upon new lease(s).
- Good quality accommodation with on-site car parking.

ACCOMMODATION

	Sq m	Sq ft
Berkeley House		
Ground Floor		
Offices Premises	240.50	2,588
WC's	-	-
First Floor		
Offices	240.10	2,583
WC's	-	-
Total	480.60	5,171
Suite 1B Haldenby House		
First Floor		
Offices	100.61	1,083
Suite 2B & 3 Haldenby House		
Ground & First Floor		
Office Premises	282.6	3,040
WC's	-	-
Suite 4 & 5 Haldenby House		
Office Premises	360.92	3,885
WC's	-	-
Suite 6 Haldenby House		
Ground & First Floor		
Office Premises	171.24	1,842
WC's	-	-

TERMS

The premises are available To Let upon the following terms and conditions.

RENT

Berkeley House	£33,500 per annum
Suite 1B Haldenby House	£7,250 per annum
Suite 2B/3 Haldenby House	£19,000 per annum
Suite 4/5 Haldenby House	£24,250 per annum
Suite 6 Haldenby House	£12,250 per annum

The above figures are stated exclusive of rates, VAT (if applicable) and all other outgoings. The rent will be payable quarterly in advance by banker's order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium applicable thereto.

SERVICE CHARGE

The Tenant(s) will be required to contribute towards the building/estate service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the site including the landscaping and subsequent management thereon.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the properties attract the following 2017 rateable values as follows:

Berkeley House	£26,000
Suite 1B Haldenby House	£5,600
Suite 2B/3 Haldenby House	£15,250
Suite 4/5 Haldenby House	£19,250
Suite 6 Haldenby House	£9,600

The rateable values are subject to the current Uniform Business Rate in the pound. It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

EPC

The Suites attract the following EPC ratings:

Berkeley House	Suite 4/5 Haldenby House
T.B.C.	C66
Suite 1B Haldenby House	Suite 6 Haldenby House
C72	T.B.C.
Suite 2B/3 Haldenby House	
C51	

A copy of the Certificates and Recommendation Reports are available on request.

CONTACTS



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Date: July 2020

File Ref: 11449SI/1



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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