



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

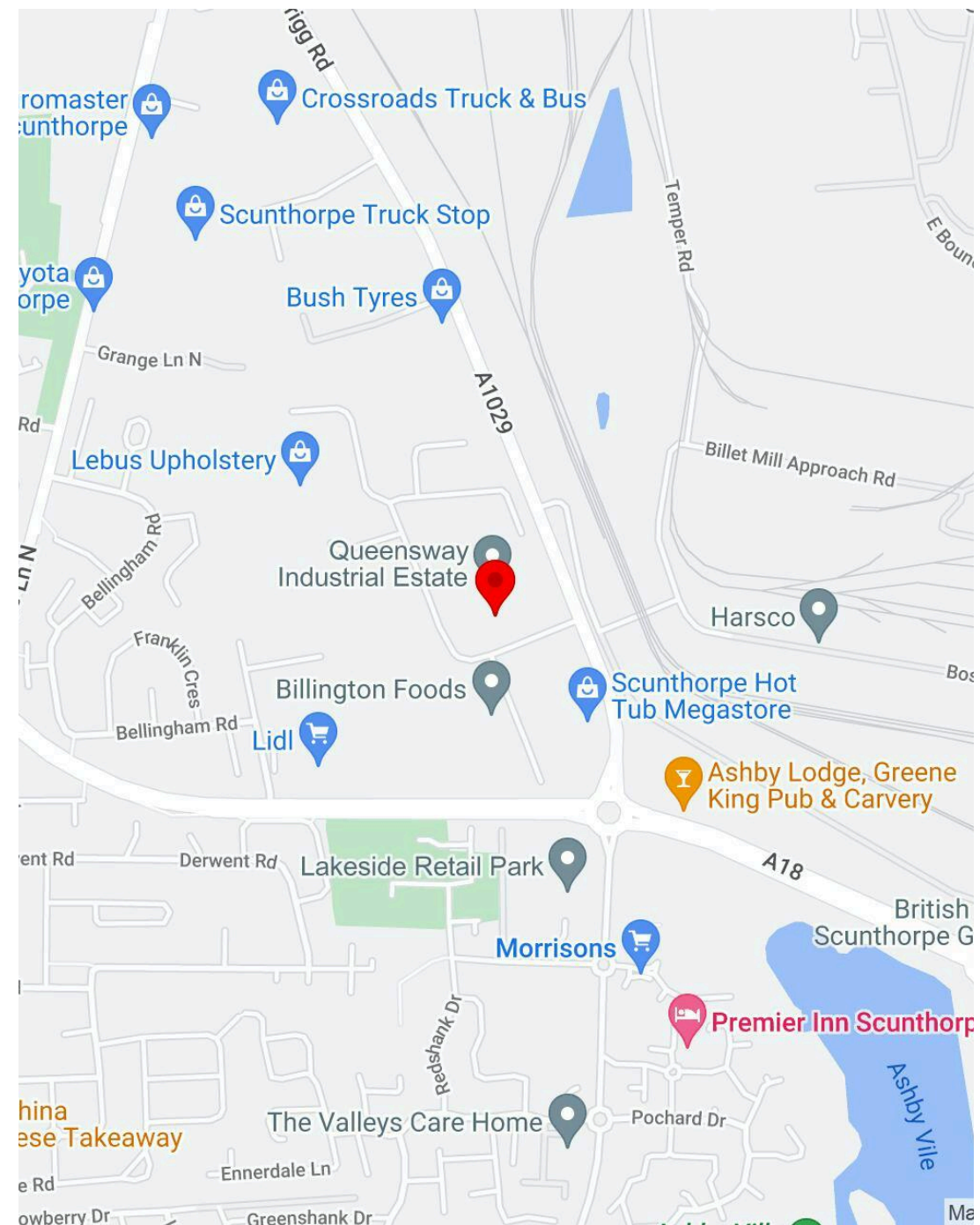
DESCRIPTION

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



Queensway Business Centre



[illegible]

NOTES

PLAN GRID IS LOCAL BASED UPON O.S. NATIONAL GRID
SITE CENTRED ON SURVEY STATION PS01. SCALE FACTOR=1

ALL LEVELS RELATE TO ORDNANCE DATUM. (OSGM15)
ESTABLISHED USING THE O.S. NATIONAL ACTIVE GPS NETWORK

00	Original issue	KM	SA	19/06/23
Issue	Details	By	Chk'd	Date

SHEET LAYOUT



Scale 1:200



SURVEYED BY CD/SA	DRAWN BY KM	SCALE 1:200
DATE OF ISSUE	JUNE 2023	@ A1

TITLE
QUEENSWAY BUSINESS CENTRE
DUNLOP WAY
SCUNTHORPE

GROUND FLOOR PLAN

WING No.

PS-2350-GF

SHEET 1 OF 1

PARAGON SURVEYS
Chartered Surveyors
GEOMATIC: Land & Engineering Surveys

GEOMATICS: Land & Engineering Surveyors
8 Carr House Lane
Wrightington
Wigan
Greater Manchester
WN6 9SH
T: (01257) 453200
E: post@ParagonSurveys.co.uk
Northern Office: Gosforth Lodge, Gosforth, Seacombe, Cumbria, CA20 1AS



E: post@ParagonSurveys.co.uk
Northern Office: Gosforth Lodge, Gosforth, Seascale, Cumbria. CA20 1AS

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Ground - Suite 3	493	£450 /month	£144 /month
Ground - Suite 4A	366	£336 /month	£107 /month
Ground - Suite 11	306	£281 /month	£90 /month
Suite - 12	308	£282 /month	£90 /month
Ground - Suite 18	1,001	£835 /month	£292 /month
Ground - Suite 15 & 16	986	£822 /month	£288 /month

TO ARRANGE A VIEWING, PLEASE CONTACT



Oliver Brown
0161 220 1999 | 07955 283 889
oliver.brown@hurstwoodholdings.com



Robbie Harrocks
0161 220 1999 | 07842421659
robbie.harrocks@hurstwoodholdings.com



HURSTWOOD
HOLDINGS

