

# TO LET

**Unit 1 Glebe Park  
Glebe Road  
Scunthorpe  
DN15 6AF**

**Andrew Miller**

**Chartered Surveyors**

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**CommercialPropertySurveyors.com**



## **Location**

The property is situated on Glebe Park, which is a retail and trade counter development located circa ¼ mile to the north of the town centre. The park is occupied by a number of national retailers including Bathstore, Farmfoods and Johnstone's Decorating Centre. Close-by are Halford's Auto Centre, Topps Tiles, Plumb Centre, Aldi and Wickes.

Scunthorpe is located 28 miles west of Grimsby and Immingham and 27 miles east of Doncaster. Via the A18 the town centre is approximately 5 miles from Junction 3 of the M180, which in turn links to the M18, the A1(M) and M1 motorways.

## **Description**

The property comprises a semi-detached retail unit of steel portal frame construction with profile metal clad elevations. The unit has roof lights providing natural light and an electrically operated roller shutter door. Internally, the property is split to provide an open retail area and separate warehouse area to the rear, with kitchenette and wc.

Externally, the unit has use of the shared car parking areas.

## Accommodation

The accommodation is measured on a net internal floor area basis and extends to approximately 3,500 sq ft.

## Terms

The unit is available by way of a new lease on full repairing and insuring terms at a rental in the region of £35,000 per annum, plus vat and service charge.

## 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 – 54. A copy is available on request.

## Rateable Value

The current rateable value for the property is £29,250

## Viewing

By prior appointment with the sole agent – [andrew@commercialpropertysurveyors.com](mailto:andrew@commercialpropertysurveyors.com)



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