

**INDUSTRIAL UNIT**

**TO LET**



**Unit E1 & E2, Mercia Way, Park Farm Road, Foxhills Industrial Estate,  
Scunthorpe, DN15 8RE**

#1233559/2025K

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# UNIT E1 & E2, MERCIA WAY

PARK FARM ROAD, FOXHILLS INDUSTRIAL ESTATE, SCUNTHORPE, DN15 8RE



Agreement

To Let



Detail

Detached Industrial Unit



Rent

£44,000 pax



Size

970.65 sq m (10,448 sq ft)



Location

Scunthorpe, DN15 8RE



Property ID

#1233559/2025K

**For Viewing & All Other Enquiries Please Contact:**



**WILL NUTTALL**

MSc  
Surveyor

[will.nuttall@eddisons.com](mailto:will.nuttall@eddisons.com)

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## Property

The property comprises a detached industrial unit of steel portal frame construction, having part cavity brick/block walls, insulated cladding above, under a pitched roof, which incorporates certain translucent panels to provide good levels of natural light.

Internally, the property comprises two ground floor workshop areas, which is accessed by way of manual roller shutter doors to the front elevation with two separate personnel access doors to the front elevation. Ladies and gents WC facilities are provided on the ground floor, with a two staircases leading to a first floor office area.

The property benefits from fitted lighting, 3 phase electricity, together with security/fire alarms. Externally, parking and servicing is provided.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	872.73	9,394
First Floor	97.92	1,054
<b>Total GIA</b>	<b>970.65</b>	<b>10,448</b>

## Energy Performance Certificate

Rating: D98

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** North Lincolnshire Council  
**Description:** TBC  
**Rateable Value:** TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let**.

## Rent

**£44,000 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

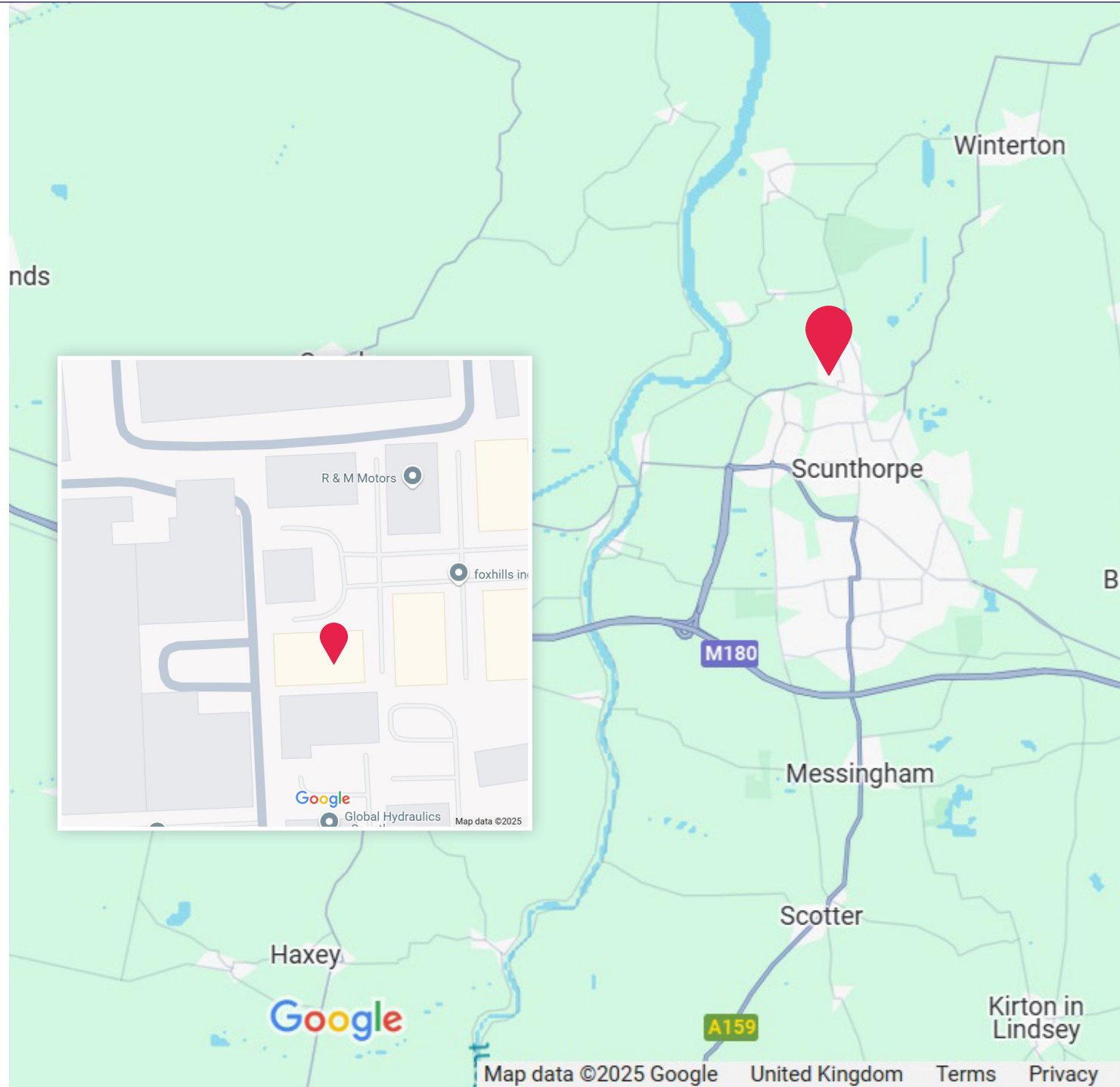
## Location

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Scunthorpe is the principal 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, whilst excellent rail links are available to the East Coast Mainline.

The town is situated adjacent to the M180 and M181 motorways, which have 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 property is located on Mercia Way Industrial Estate, which is a small industrial estate off Park Farm Road, forming part of the popular and well established Foxhills Industrial Estate, situated approximately 2 miles north of Scunthorpe Town Centre.





Google

