



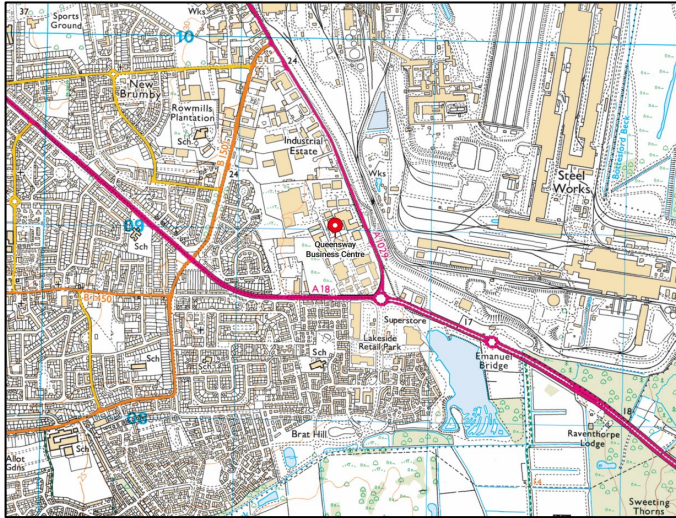
**Queensway Business Centre, Dunlop Way,
Scunthorpe, North Lincolnshire, DN16 3RT**
Offices to Let From 25.73 sq m (277 sq ft) To
150.69 sq m (1,622 sq ft) approx.



Location

The property is situated on the north side of Dunlop Way at the entrance to the popular and well-established Queensway Industrial Estate which comprises a mix of industrial and office accommodation.

Dunlop Way is located directly off Brigg Road close to its junction with the A18 which in turn provides access to the M180 at Junction 4. The centre is also situated approximately 2 miles to the east of Scunthorpe town centre and benefits from being in close proximity to the Lakeside Retail Park where there are numerous shopping and leisure facilities available.



Description

The property comprises of a modern single storey business centre which is configured in three wings around a central reception area.

The Queensway Business Centre is sub-divided to provide 32 suites which all benefit from 24 hour access 7 days a week and are set in attractive landscaped surroundings with adequate on site car parking available.

Each suite benefits from being self-contained and incorporates double glazing, suspended ceiling with fitted lighting, numerous 13 amp, telephone sockets and gas or electric fired heating. There are also shared kitchen and WC facilities.

We understand that broadband internet access is now available to the centre although prospective tenants should satisfy themselves as to the adequacy of such facilities.

Summary

- Modern refurbished office suites from 25.73 sq m (277 sq ft) to 150.69 sq m (1,622 sq ft).
- Excellent specification including double glazing, suspended ceiling with fitted lighting, air conditioning and heating.
- Attractive landscaped grounds with car parking, shared kitchen and WC facilities.
- Popular and accessible location close to Junction 4 of the M180.

Accommodation

The suites provide the following approximate accommodation which have been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Suite 3	45.80	493
Suite 5	25.73	277
Suite 22	150.69	1,622

Terms

The suites are available on new internal repairing leases for a term to be agreed by negotiation.

Rent

	Rent pax	Availability
Suite 3	£5,400	Now
Suite 5	£3,060	Now
Suite 22	£12,564	Now

The above figures are stated exclusive of rates, VAT (if applicable) and all outgoing. The rental is payable quarterly in advance by standing order. We are advised that the units are registered for VAT.

Lease Term

The suites are available on new internal repairing leases for a term to be agreed by negotiation.

Repairs & Insurance

The Tenant(s) 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 responsible for a proportion of the Landlords costs in respect of the repair/maintenance of the exterior of the property, cleaning, lighting and heating of any common areas and management of the same.

Business Rates

The Tenant(s) will be responsible for the payment of business rates. Enquiries with the Local Authority (source VOA website) reveal that the suites currently attract the following 2023 rating assessments:

Suite 3	£4,550 (Business Unit & Premises)
Suite 5	£2,750 (Business Unit & Premises)
Suite 22	£9,600 (Business Unit & Premises)

The rateable values above are below the Government threshold of £12,000 for Small Business Rate Relief and therefore a Tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

EPC

D82

A copy of the Certificate and Recommendation Report is available on request.

Virtual Tour



Click or scan the QR code to view a virtual tour of the subject premises.

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