

# TO LET

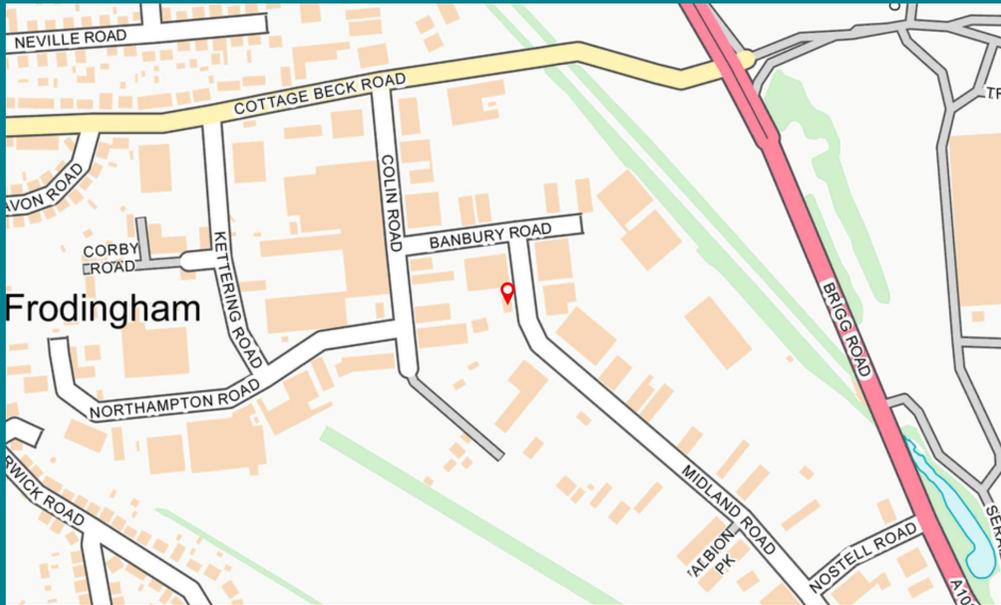
46 MIDLAND ROAD, SCUNTHORPE, DN16 1DQ



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**Ground floor office premises**

**59.9 sq m (644 sq ft)**

**Forecourt parking**

**Easy access on to Brigg Road**

**Available on new lease: £5,200 pa**

## LOCATION

The property is situated in a mixed use commercial area fronting Midland Road on the south eastern outskirts of Scunthorpe Town Centre. Other properties in the immediate surrounding area are used for light and general industrial purposes and trade counter uses.

Midland Road runs parallel to Brigg Road which provides access via Mortal Ash Hill to junction 4 of the A180. The main town centre is approximately 1.5 miles away. This is an established industrial area which is home to a variety of local, regional and some national businesses.

Scunthorpe is the administrative centre for North Lincolnshire and has a population of approximately 85,000 people with a wider catchment area. For many years the town's economy has centred around the steel industry, but the area has a wide economic base including manufacturing, storage and distribution and engineering.

## DESCRIPTION

The property comprises a detached single storey office building of traditional brick construction under a pitched tile roof. The property has timber window frames with internal security shutters. There is an electric security shutter covering the front entrance door.

Internally the offices have a shared entrance reception leading to an open plan general office with adjacent storeroom. There is a further private office with built in storage cupboards. The offices have gas fired central heating and surface mounted fluorescent lighting.

There are separate male and female WCs and a kitchen. These are shared with the landlord who has retained the use of one small office in the building, which is used on an occasional basis,

Externally there is forecourt parking for the exclusive use of the tenant.



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## ACCOMMODATION

The offices have a gross internal area of 59.9 sq m (644 sq ft).

## ADDITIONAL INFORMATION

**Terms:** The offices will be made available by way of a new lease for an initial term of three years at a rent of £5,200 pa. The tenant will be responsible for internal repairs and decoration, windows, reimbursement of the landlords buildings insurance premium, business rates (small business rate should however be applicable) and payment of the usual utility charges.

**Local Authority:** North Lincolnshire Council.

**Rateable Value:** £4,650.

**EPC:** The property has an Energy Performance Asset Rating D.

**Services:** All mains services are connected to the property. Prospective tenants are advised to check on the suitability of these services for their proposed use.

**VAT:** VAT will be charged on the rent.

**Legal Costs:** The landlord proposes to use their own "in house" tenancy agreement. Each party will be responsible for their own costs.

## VIEWING AND FURTHER INFORMATION

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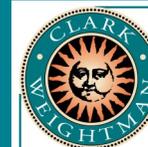
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