

# **TO LET**

## **WAREHOUSE/STORAGE & DISTRIBUTION BUILDINGS**

**NEAP HOUSE ROAD, GUNNESS, DN15 8TZ**



- 27,320 sq ft across predominantly three buildings
- Extensive Concrete Yard / Open Storage
- Modernised three bedroom bungalow
- Three phase electricity
- Excellent motorway access

**AVAILABLE AS A WHOLE OR IN UP TO THREE UNITS**

**Letting Agents**

DDM Agriculture

Eastfield

Albert Street

BRIGG, DN20 8HS

**Tel: 01652 653669**

**DX: 24358 BRIGG**

Ref: Tori Heaton

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Location

The site lies to the south of the B1216, Neap House Road on the north western edge of the town of Scunthorpe. Scunthorpe lies at the heart of the Humber region and is one of the UK's main international trade gateways.

Major towns are all within easy travelling distance and the site is well positioned for travelling further afield, being approximately three miles from Junction 3 of the M180 providing exceptional access to the national motorway network.

The town of Scunthorpe lies approximately three miles to the east, Grimsby and Immingham lie approximately thirty three and twenty eight miles to the east respectively. The M1 motorway lies approximately thirty six miles to the south west, the M62 lies approximately eighteen miles to the north west and the Humber Bridge lies approximately twelve miles to the north east.



### Services

Mains water, drainage and three phase electricity are connected to the property. None of these services have been checked or tested.

### Terms

The buildings are available on flexible terms by way of new full repairing and insuring Tenancy Agreement(s) for an initial term of twelve months, other terms may be available by negotiation.

### Legal Costs

The ingoing Tenant(s) will be responsible for the cost of the preparation of the Tenancy Agreement, up to a maximum cost of £500.00 plus VAT.

### Business Rates

Rateable values are yet to be determined.



### Description

The overall site predominantly comprises three storage and distribution buildings with an adjoining workshop / garage / office, extensive concrete yard area and a three bedroom bungalow. The site extends to approximately 1.56 acres in total.

**Note:** The Owner may consider an offer for individual units, subject to negotiation.

### Bungalow

The bungalow comprises a 152 sq.m detached bungalow. Recently refurbished with living room, dining room, kitchen, utility, three double bedrooms (master with en-suite), double garage, lawned gardens to the front and rear and an outside w.c.

### Viewing

The property may be viewed subject to a prior appointment being made with the Letting Agent.

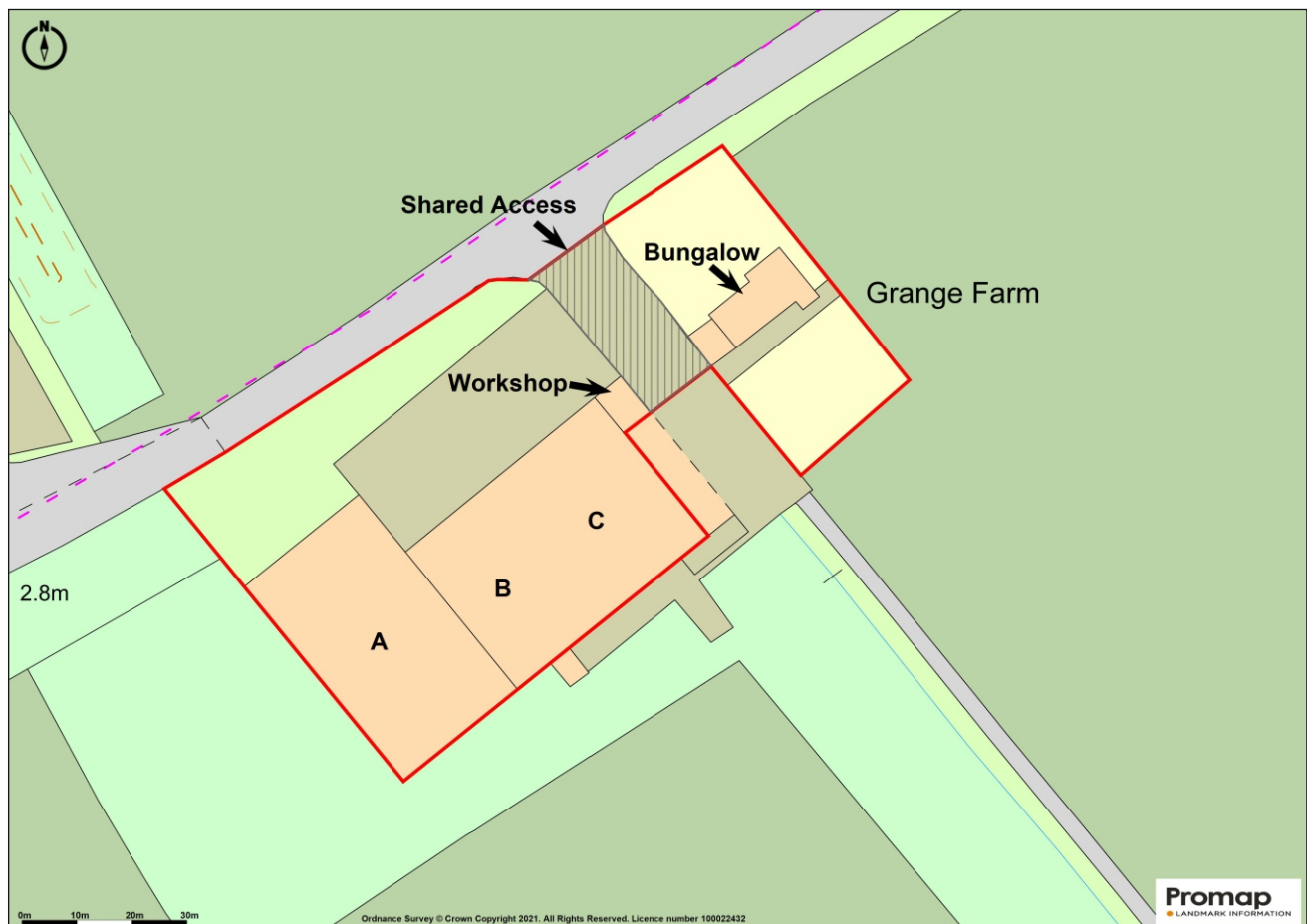
### Method of Letting

The property is offered to let by private treaty. Interested parties are invited to speak to Tori Heaton of the Letting Agents on 01652 653669 or 07970 126304.

## General Remarks and Stipulations

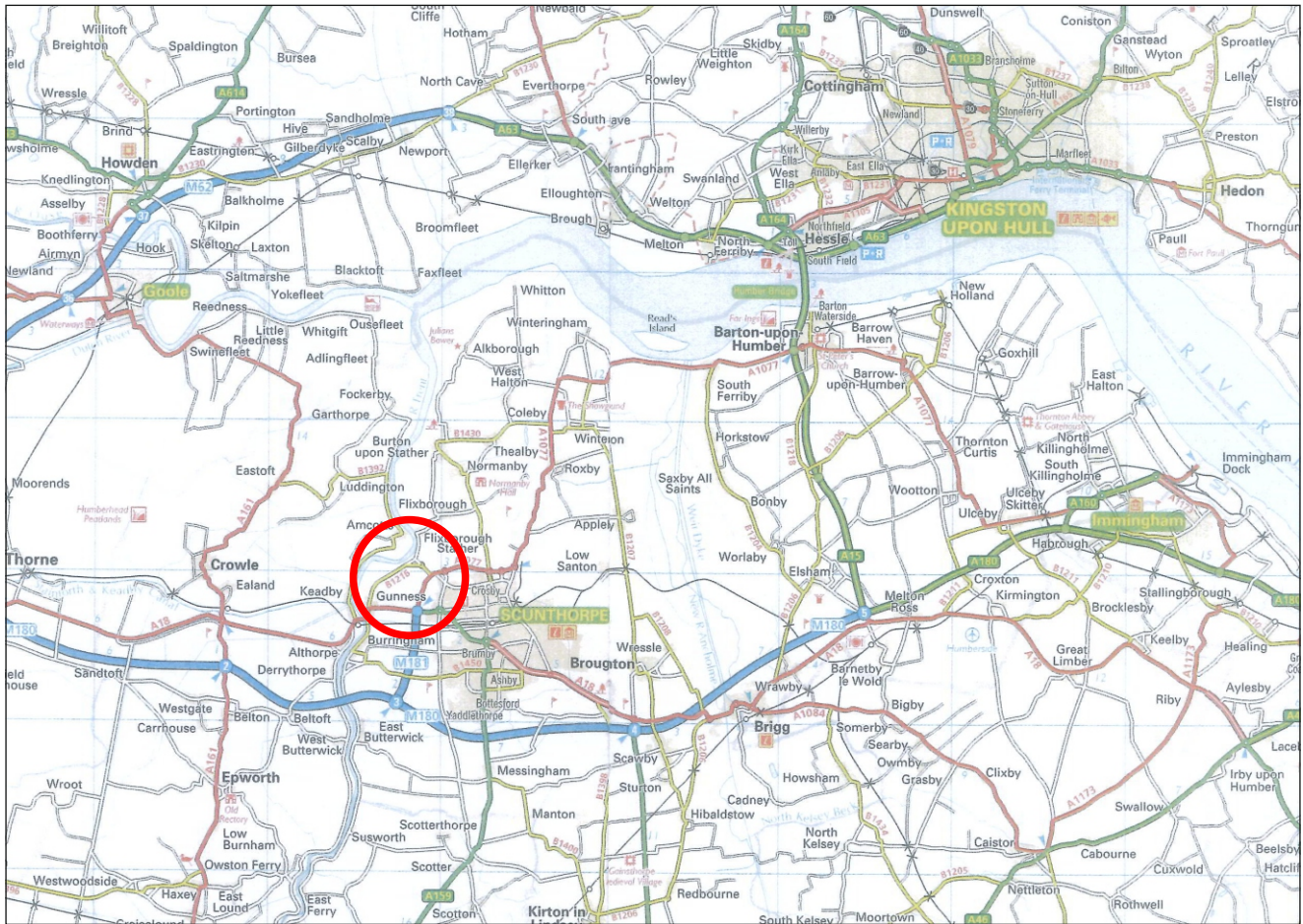
	Sq.m	Sq.ft	Eaves Height	Description
Building A 45.4m x 25.5m	1,157.70	12,461.38	5m	Steel portal frame, corrugated steel grain walling to 3m over corrugated fibre cement to eaves, under a box profile clad roof, concrete floor, electric roller shutter door and sodium lighting.
Building B 31.5m x 18.7m	589.05	6,340.48	5m	Steel portal frame, brick walls to 4m over box profile cladding to eaves, corrugated fibre cement sheet roof and grain drying floor.
Building C 31.5m x 23.4m	737.10	7,934.00	5.4m	Brick walls to 3.8m over box profile cladding to eaves under a box profile clad roof. Electric roller shutter door and concrete floor.
Workshop adjoining Building C 8.9m x 6.1m	54.29	584.37		Block walls, concrete floor and two electric roller shutter doors.
<b>TOTAL</b>	<b>2,538.14</b>	<b>27,320.23</b>		

## SITE PLAN





## LOCATION PLAN



### **Important Notice**

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
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Ref: TH/BW/W026N  
08 September 2021