

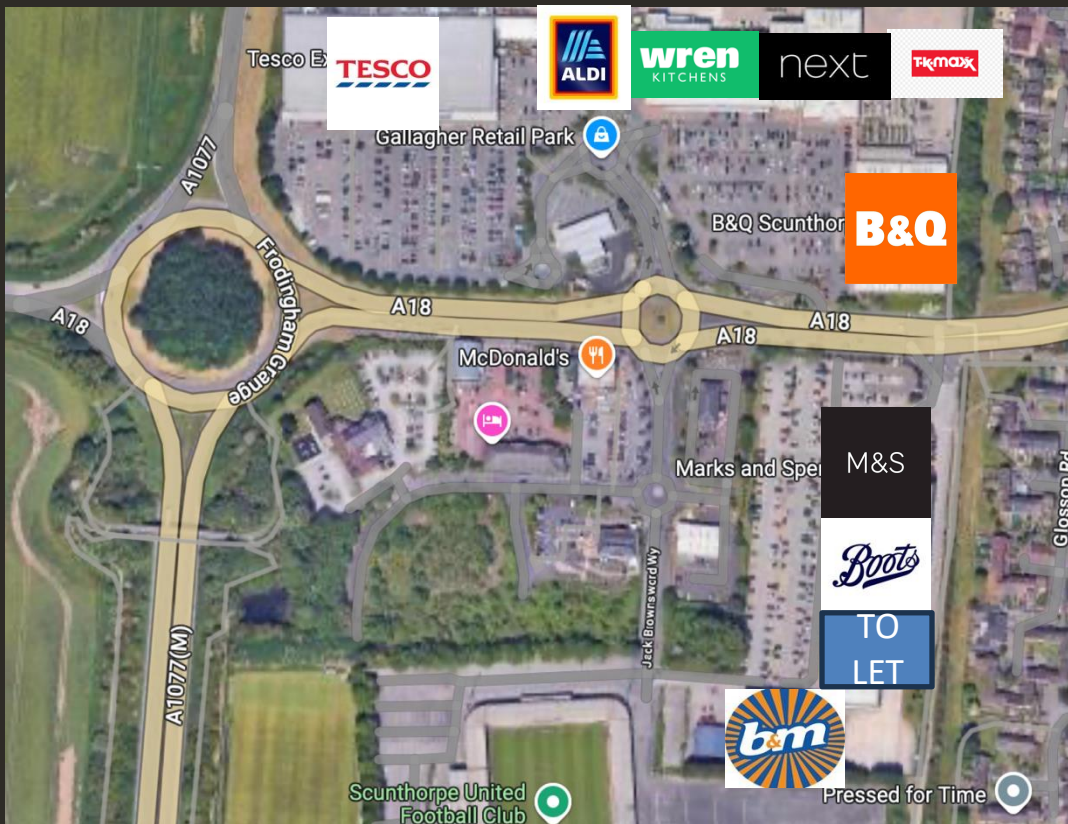
UNIT 3, NORTH LINCOLNSHIRE RETAIL PARK, SCUNTHORPE. DN15 8JH



Retail Warehouse premises To Let
10,268 sq ft
Nearby Occupiers inc. M&S, Boots and B&M



thompsonheaney



LOCATION

The unit is currently occupied by B&M and is available from May 2025.

North Lincolnshire Retail Park forms part of Scunthorpe's largest out of town retail destination and together with Gallagher retail park opposite and a large Tesco Extra, the total retail space on the northwestern outskirts of the town provides a significant retail destination.

The Park is located on the southern side of A18 Doncaster Rd, the main arterial route into Scunthorpe town centre, approximately 2 miles southeast, adjacent to Scunthorpe United's football ground.

The premises offer modern Retail Warehouse accommodation with a large shared car park providing c.450 spaces

ACCOMODATION

Gross Internal Floor Area – 10,268 sq ft (954 sq m)

RATES

Rateable Value 2023 - £140,000

TERMS

The premises are available to let on a new full repairing and insuring lease.

For quoting rents and details contact the Agent.

AGENT

Brian Thompson

t 07880 791809

e brian@thompsonheaney.co.uk

thompson
heaney
0121 262 6590
thompsonheaney.co.uk

Subject to contract.

MISREPRESENTATION ACT: Thompson Heaney for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Thompson Heaney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Thompson Heaney has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Thompson Heaney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.