

THE TRADE YARD SCUNTHORPE
MANNABERG WAY, SCUNTHORPE DN15 8XF

THE TRADE YARD

1,787– 12,175SQFT UNITS
AVAILABLE TO LET

A development by

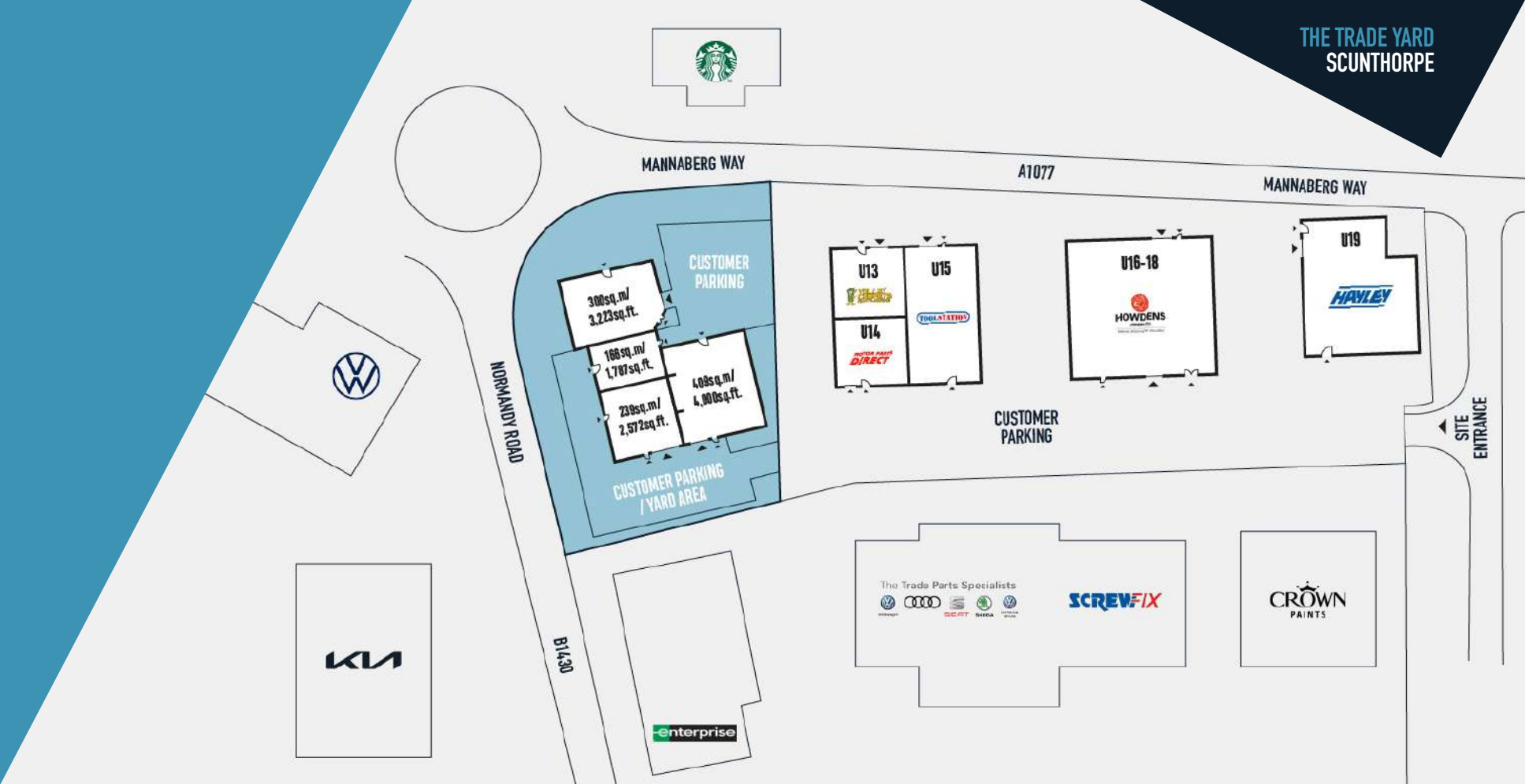


KEY FEATURES

Finished to an exceptional standard by award-winning developers Allenby Commercial, this high profile trade site offers an excellent location for businesses, employees and customers. High spec units with ample parking combined with the excellent location and easy access, make a fantastic choice for anyone seeking new premises.

- High profile trade site.
- National trade operators on-site, Toolstation, Howdens, Screwfix, Motor Parts Direct, Enterprise, MKM and more.
- Starbucks agreed new drive through next door.
- Recently acquired by leading property developer Allenby Commercial.
- Scunthorpe main trade hub
- From 1,787sqft up to 12,174sqft of high-quality commercial units to let on a 0.9acre site.
- Secure yard available.
- 6m eaves height.
- 4x4m electric roller shutters to rear.
- High carparking ratios.
- 3phase power.
- Fully serviced.
- Quality of space: A New Build
- Shell finish. (fit-out available)

THE UNITS



NEARBY BUSINESSES

Screwfix, Toolstation, Motor Parts Direct, Howdens, MKM, Crown, Enterprise, Volkswagen, Kia, BMW.

TO LET
UNIT 20

3,229SQFT

TO LET
UNIT 21

1,787SQFT

TO LET
UNIT 22

2,572SQFT

TO LET
UNIT 23

4,000SQFT

THE LOCATION



LOCATION HIGHLIGHTS

Located on The Trade Yard Scunthorpe the development is part of Scunthorpe main trade hub with national names occupying the other units creating a one stop shop for businesses and DIYers. Scunthorpe is the principle 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 and Robin Hood Airport. The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports.

OUR TERMS



RENTAL

From £8.50 sqft.

TERM

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. 10 year lease.

VAT

All prices are plus VAT.

BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority. Singular units are expected to fall under the business rate threshold.

EPC

C or Better.

**THE
TRADE
YARD**

**THE TRADE YARD
SCUNTHORPE**

YOUR ENQUIRY

For details on the lease terms
please contact us or one of our
letting agents to discuss and
arrange a viewing.

LETTING AGENT



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DEVELOPER

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