

The Point

Queensway, Scunthorpe, North Lincolnshire, DN16 1BA

The Point

New

14-Acre Trade and Industrial Development

**Trade Counter /
Light Industrial Units:**

1,400 – 10,000 sq ft

**Large Industrial /
Distribution Units:**

10,000 – 37,500 sq ft,
with capacity up to
100,000+ sq ft



A development by

Welcome to The Point

A prime new industrial opportunity in North Lincolnshire development by leading developers, Allenby Commercial. The Point offers over 100,000 sq.ft of new-build commercial space across two phases.

Phase 1 – Trade Counter / Light Industrial

Units 1,400 – 10,000 sq.ft

Phase 2 – Large Industrial / Distribution

Units 10,000 – 37,500 sq.ft
with capacity of
100,000+ sq.ft

Key feature include:

- Modern steel portal frame construction with high eaves
- EPC Rating A and rooftop solar panels across all units
- Over 200 car parking spaces, incl. EV charging points
- High-quality landscaping, refuse & recycling bays, and pedestrian-friendly design
- Excellent local amenity: Next to Lidl and Go Outdoors, opposite the Lakeside Retail Park
- Suitable for a broad mix of tenants, from SMEs to corporates



New modern
steel portal frame
construction



Great parking
and HGV access

Range
of unit sizes from
1,400 – 37,500 sq.ft



Bespoke design
& build options
available for larger
occupiers



The Point

Phase 1 Units:

Unit 1	448sq.m	4,825sq.ft
Unit 2	306sq.m	3,300sq.ft
Unit 3	131sq.m	1,400sq.ft
Unit 4	131sq.m	1,400sq.ft
Unit 5	346sq.m	3,725sq.ft
Unit 6	314sq.m	3,375sq.ft
Unit 7	314sq.m	3,375sq.ft
Unit 8	314sq.m	3,375sq.ft
Unit 9	432sq.m	4,650sq.ft
Unit 10	432sq.m	4,650sq.ft



Phase 1

Trade Counter / Light Industrial

Units: 1,400 – 10,000 sq.ft

10+ new steel-framed units featuring:



Composite
cladding



EPC A
Rating



Rooftop
solar
panels



Rooflights
for natural
lighting



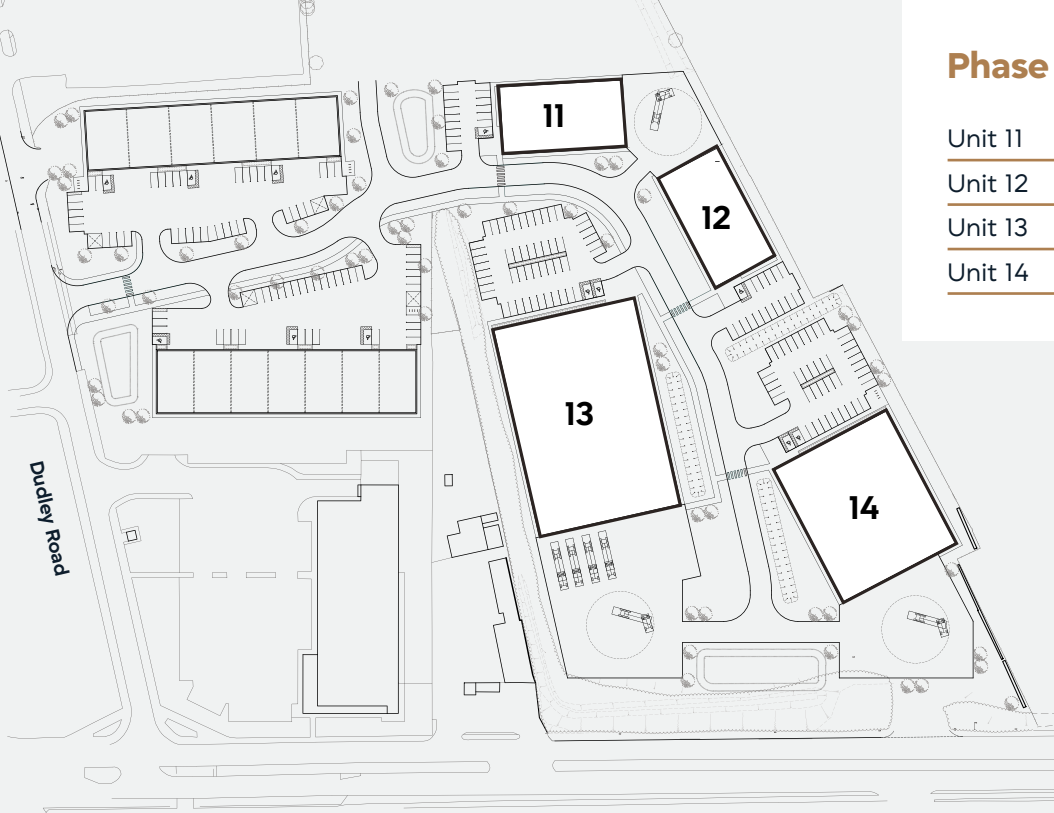
EV charging
bays and cycle
parking



Image indicative only

Phase 2 Units:

Unit 11	929sq.m	10,000sq.ft
Unit 12	929sq.m	10,000sq.ft
Unit 13	3,484sq.m	37,500sq.ft
Unit 14	2,183sq.m	23,500sq.ft



Phase 2 Large Industrial / Distribution

Units: 10,000 – 37,500 sq.ft, with
capacity up to 100,000+ sq.ft

New steel-framed units featuring:



**Designed for
manufacturing,
logistics, and storage
operators**



**High bay
warehousing with
secure yards and
large floorplates**



**Bespoke design
& build options
available for larger
occupiers**

Image indicative only

The Point



Gateway To The Point.



Road connectivity:

- 1.5 miles from M181 and M180 motorway network
- Direct access to Immingham Port (~30 min) and Humber Freeport
- Less than 1 hour to Hull, Doncaster, Sheffield
- Within 90 mins of 8 million people (e.g., Leeds, Lincoln, York)



Transport & logistics:

- 4 Humber ports within 1-hour HGV drive
- Humberside Airport ~20 minutes
- Rail access via Scunthorpe station (national freight & passenger lines)



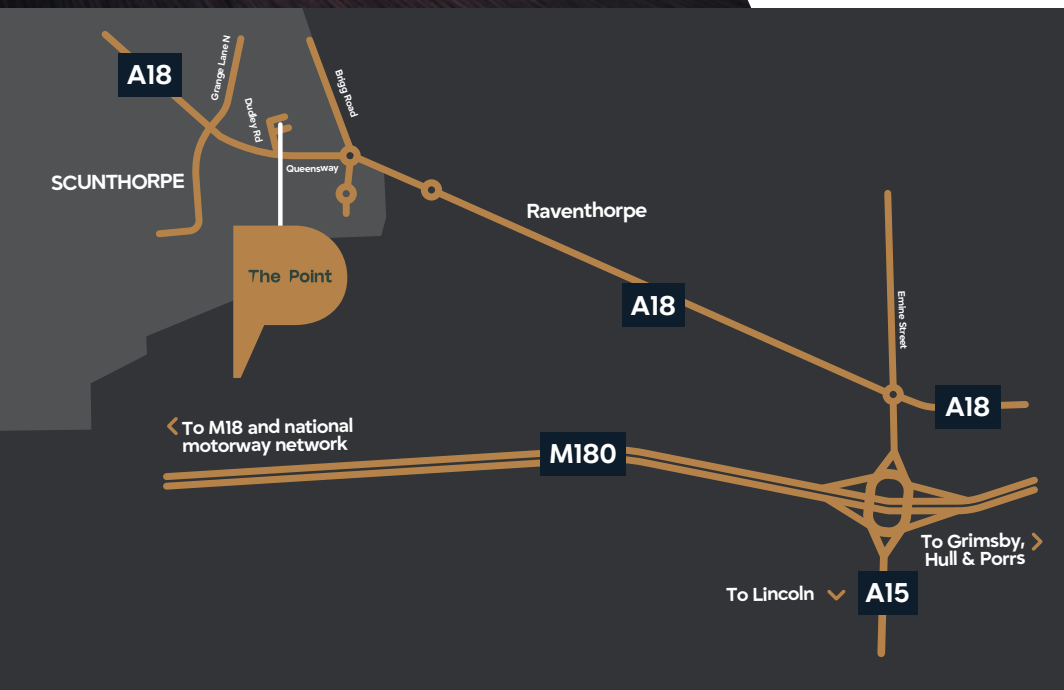
Economic and employment base:

- Over 75% employment rate, strong in manufacturing and logistics
- Major local employers: British Steel, Wren, 2 Sisters Food Group
- Large nearby workforce (~1 million in commuting radius)
- Site benefits from North Lincolnshire growth strategy and Humber Freeport incentives



Residential and workforce growth:

- ~2,000 homes under development locally (2023-2028 pipeline)
- Ongoing expansion at Lincolnshire Lakes and Westcliff Regeneration
- Affordable housing and workforce stability



Terms

Rental

Let's explore your requirements. We are flexible and open to discussion, and all details can be customised and finalised in collaboration with you.

Term

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. 5+ year lease.

VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

Business Rates

We would recommend that interested parties make their own enquiries with the local authority.



The Point

The Point

Queensway, Scunthorpe, North Lincolnshire, DN16 1BA

**For further
information
contact**



Developer

Charlie Allenby

charlie@allenbycommercial.co.uk

01482 647 138

PPH

Agent

Duncan Willey

duncan.willey@pph-commercial.co.uk

01724 282 278

Sam Fallowfield

sam.fallowfield@pph-commercial.co.uk

01724 282 278



[allenbycommercial.co.uk](https://www.allenbycommercial.co.uk)



@allenby_commercial



allenby commercial

The images, floor plans, and other property details provided by Allenby Commercial are for illustrative purposes only and should be considered indicative. While we strive to ensure accuracy, actual property features, specifications, and layouts may vary. Allenby Commercial reserves the right to modify, update, or amend any details without prior notice. No warranty or representation is given as to the accuracy or completeness of the information provided.