

THE POINT, QUEENSWAY, SCUNTHORPE,  
NORTH LINCOLNSHIRE, DN16 1BA

THE  
POINT.

NEW  
14-ACRE  
TRADE AND  
INDUSTRIAL  
DEVELOPMENT.

Trade Counter /  
Light Industrial Units:

1,400 – 4,825 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.

THE  
POINT.

A prime new industrial opportunity in North Lincolnshire development by leading developers, Allenby Commercial. The Point offers over 118,000 sq.ft of new-build commercial space across two schemes.

## **Scheme 1 – Trade Counter / Light Industrial**

Units 1,400 – 4,825 sq.ft

## **Scheme 2 – Large Industrial / Distribution**

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

### **Key feature include:**

- 14-acre strategic site at Queensway, Scunthorpe
- Modern steel portal frame construction
- 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 Gallagher Retail Park (Tesco, B&Q, Aldi)
- Suitable for a broad mix of tenants, from SMEs to corporates



New Modern  
steel portal frame  
construction



Over 200 car  
parking spaces

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



EV  
charging  
points



Image indicative only

Call 01482 647138 / 07415 960864 Email [charlie@allenbycommercial.co.uk](mailto:charlie@allenbycommercial.co.uk)





## Scheme 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

## SCHEME 1 Trade Counter / Light Industrial

Units: 1,400 – 4,825 sq.ft

Image indicative only

10+ new steel-framed units featuring:



Composite  
cladding



EPC A  
Rating



Rooftop  
solar  
panels

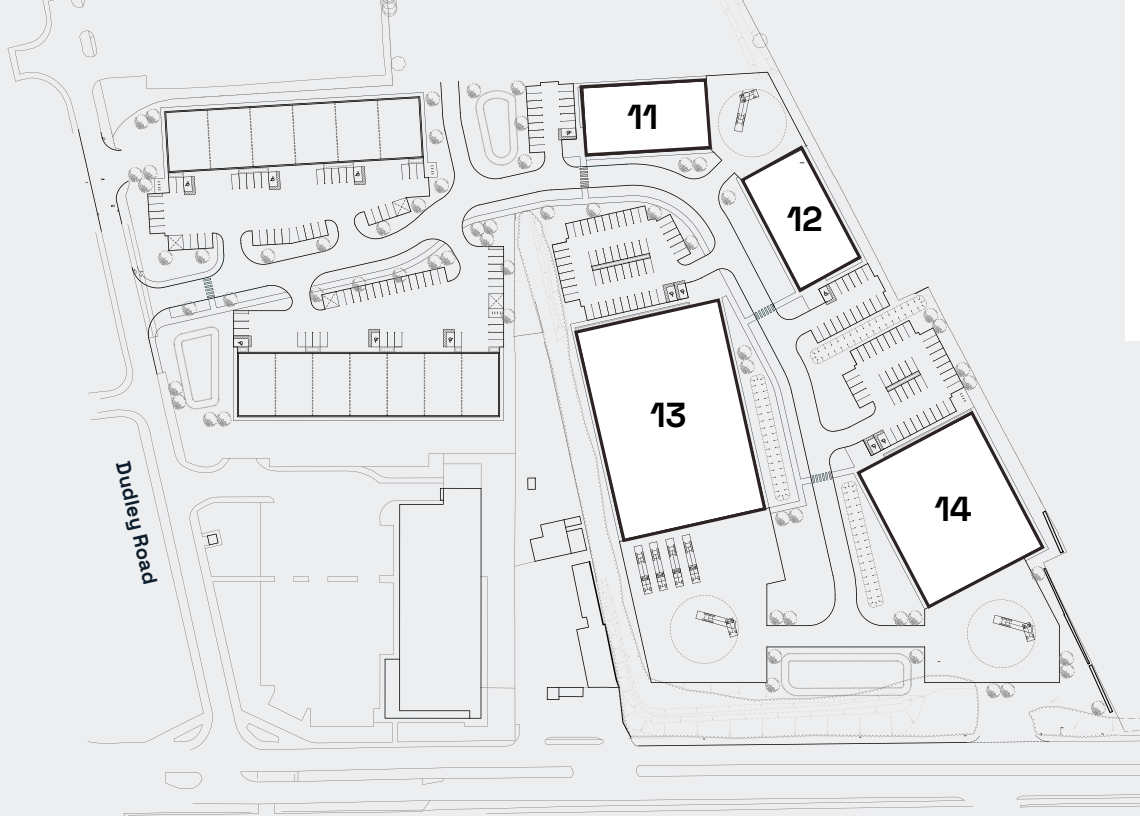


Rooflights  
for natural  
lighting



EV charging  
bays and cycle  
parking





## Scheme 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

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## SCHEME 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

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ALLENBY  
COMMERCIAL

Image indicative only

# THE POINT. SCUNTHORPE



## 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, Siemens, 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



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## TERMS

### Rental

£10 per sq.ft

### 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. singular units are expected to fall under the business rate threshold.

## FOR FURTHER INFORMATION CONTACT

### Allenby Commercial

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