



## **WAREHOUSE UNIT – TO LET**

**Unit 6, Menasha Way  
Queensway Industrial Estate  
DN16 3RT**



- **Detached modern industrial premises of 1,861 sq m (20,035 sq ft) approx.**
- **Popular location with good road access to the A18 and M180/national motorway network.**
- **Good specification with offices, staff facilities and good sized concrete surfaced yard/parking facilities.**



### **Location**

The subject property is located on Menasha Way, which forms part of the popular and well-established Queensway Industrial Estate located approximately 3 miles south west of Scunthorpe town centre and 3 miles from Junction 4 of the M180, which in turn provides direct access to the M18 and M62 via the Humber Bridge. Queensway Industrial Estate also benefits from being within close proximity to the Lakeside Retail Park where there are a wide range of retail facilities available.

### **Description**

The property comprises a detached industrial unit of steel portal frame construction, constructed to an eaves height of approximately 5.4m. The property has part cavity brick/blockwork and insulated profile clad walls with a pitched profile insulated clad roof above which incorporates certain translucent roof lights to provide natural light.

Internally, the property is predominantly clear span with workshop/warehouse accommodation with a single storey office area incorporating a kitchen and Ladies/Gents WCs. There are two electrically operated access doors together with fluorescent strip lighting and roof mounted gas ambirad heating.

Externally, there is a large concrete surfaced forecourt/parking area immediately to the front of the unit providing designated parking/servicing facilities.

### **Terms**

The property is available To Let by way of sub-lease terms to be agreed

### **Rates**

TBC

Interested parties are advised to make their own enquiries to the Valuation Office Agency/Local Authority to obtain an estimate as to the likely rateable value before proceeding with a transaction upon this property.

### **Service Charge**

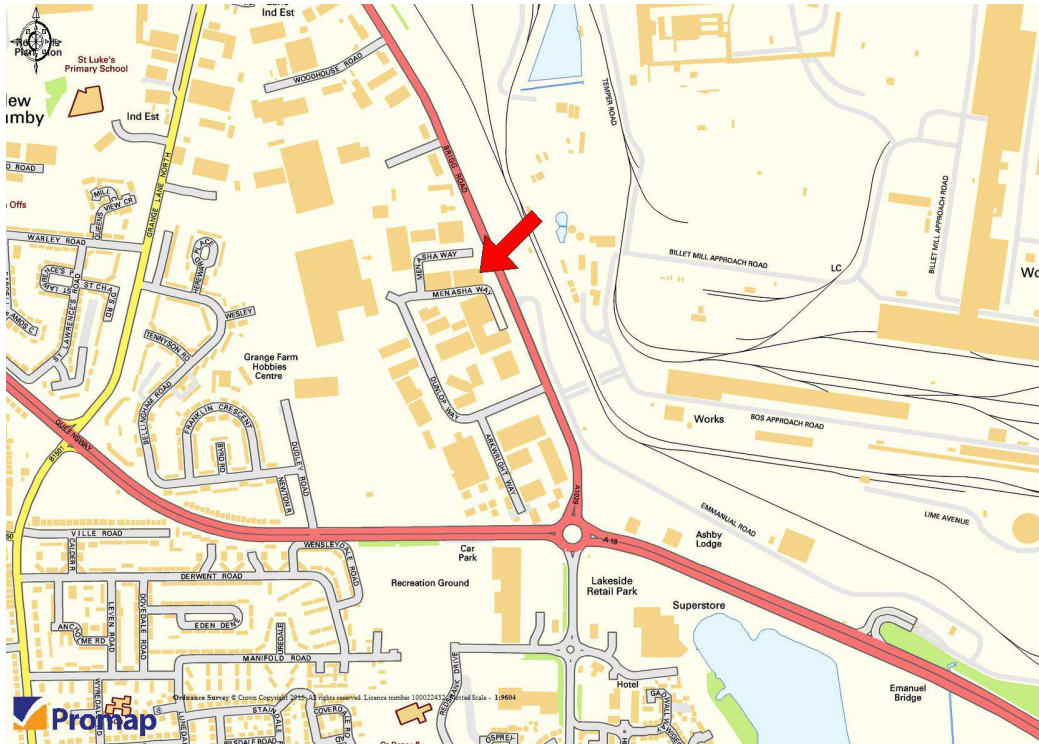
The Tenant will be required to contribute towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the Menasha Way development.

### **Energy Performance Certificate (EPC)**

The property has an EPC rating of D. A copy of the Certificate and Recommendation Report is available on request.

### **Legal Costs**

Each party to bear their own legal costs in connection with this transaction



## Viewings

Strictly by appointment with the Sole Joint Agents

BNP Paribas Real Estate, Minerva, East Parade, Leeds LS1 5PS

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