



## Queensway Business Centre, Dunlop Way, Scunthorpe, DN16 3RN

Queensway Business Centre is situated in a highly accessible location,  
immediately off the A18 dual carriageway.

Tenure	To Let
Available Size	306 to 6,881 sq ft / 28.43 to 639.27 sq m
Rent	£230.00 - £1,071.00 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Excellent location
- > Ample car parking
- > On site building manager

## Description

The property comprises of a modern single storey business centre which is configured in three wings around a central reception area. The Queensway Business Centre is sub-divided to provide 32 suites which all benefit from 24 hour access 7 days a week and are set in attractive landscaped surroundings with adequate on site car parking available.

Building specification as follows:

- Primarily gas fired central heating and a proportion of wall mounted electric heaters
- Double glazing
- Suspended ceilings with fitted lights
- Perimeter trunking power/data cabling
- Shared toilet and kitchen facilities
- All suites are separately metered

## Location

Scunthorpe is the main commercial centre for North Lincolnshire and has a population of 152,000 people. It is home to British Steel which produces 3 million tonnes of steel a year. The town is located 28 miles west of Grimsby and 16 miles north of Gainsborough. It is also located approximately 5 miles north of junction 3 of the M180, which in turn provides links to the M18 and A1(M) motorways. Queensway Business Centre is situated 2 miles to the south of Scunthorpe town centre and forms part of the wider Queensway Industrial Estate.

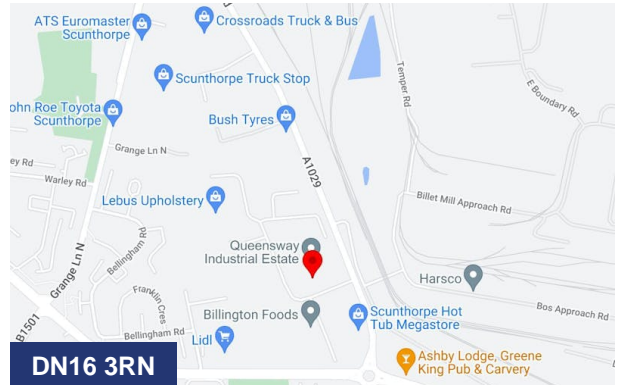
The subject property provides immediate access to the A18 dual carriageway, which in turn links up to the M180 (southeast) and M181 (west). The closest shopping and leisure amenity is via Lakeside Retail Park, Morrisons, McDonalds, Beefeater and Premier Inn which is located c. 0.25 miles to the south and Lidl 0.5 miles to the west.

Scunthorpe railway station lies on the South TransPennine Line which has regular direct trains to Manchester Piccadilly (west) in under 2 hours, and to Cleethorpes (east) in 50 minutes. In terms of Air travel, Humberside International Airport is located 13 miles to the east and Doncaster Sheffield Airport is located c. 30 miles to the south west.

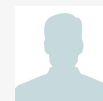
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Service charge
Ground - Suite 4A	366	£275 /month	£76 /month
Ground - Suite 4B	753	£565 /month	£157 /month
Ground - Suite 11	306	£230 /month	£64 /month
Ground - Suite 14	1,658	£1,071 /month	£345 /month
Ground - Suite 18	1,001	£646 /month	£209 /month
Ground - Suite 22	1,622	£1,047 /month	£338 /month



## Viewing & Further Information



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