



BLOOM LANE, SCUNTHORPE, DN15 9YG



FOR SALE A Purpose Built Production Facility
320,572 SQ. FT. [29,782.11 SQ. M.] On 18.54 Acres [7.5 Hectares]

Description

The property comprises a purpose built factory of steel portal frame construction in four bays with an eaves height of 8.1 m together with ancillary plant, canteen and works office areas and a two storey office block.

The factory is accessed from 10 ground level loading doors, is lit and sprinklered. The offices are carpeted, heated and lit with comfort cooling to part. Other benefits include:

- 1.9 MVA electric supply previously connected
- 18.54 acre secure site
- Covered loading
- Gatehouse access
- 360° access
- 30 HGV parking bays
- Sprinklered throughout



Accommodation

Description	Sq. m.	Sq. ft.
Main Factory	26,266.96	282,735
Plant Bay	1,244.59	13,397
Two Storey Offices	1,328.56	14,300
Total exc. Canopy	28,840.11	310,432
Loading Canopy	942	10,140
Total Inc. Canopy	29,782.11	320,572



Services

All mains services including, water, foul drainage, electricity and gas are connected or available to the property.

Rateable Value

The property is assessed as "factory and premises" with a 2010 Rateable Value of £715,000.

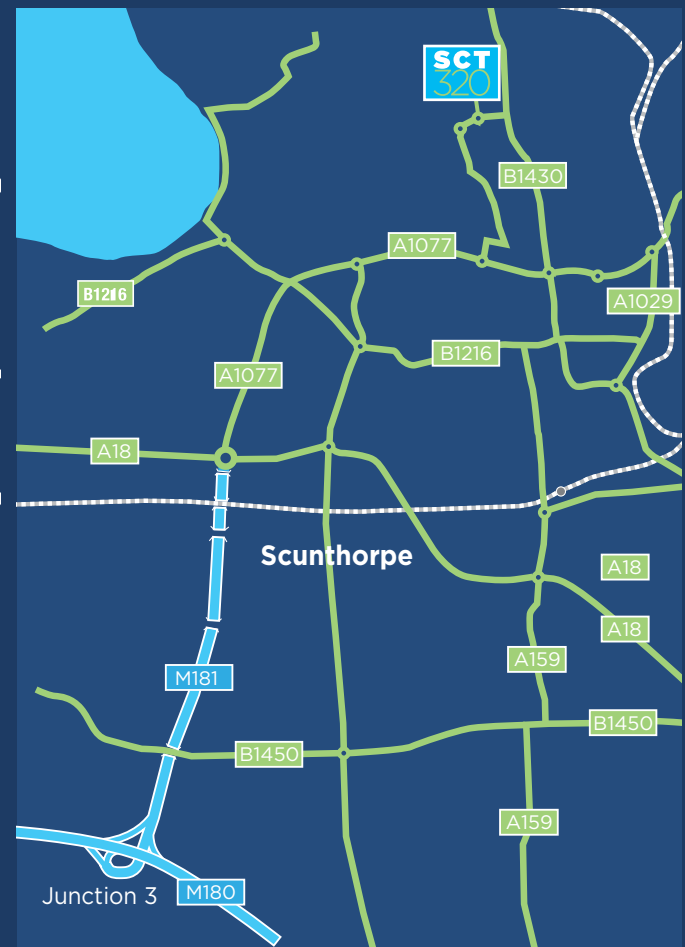
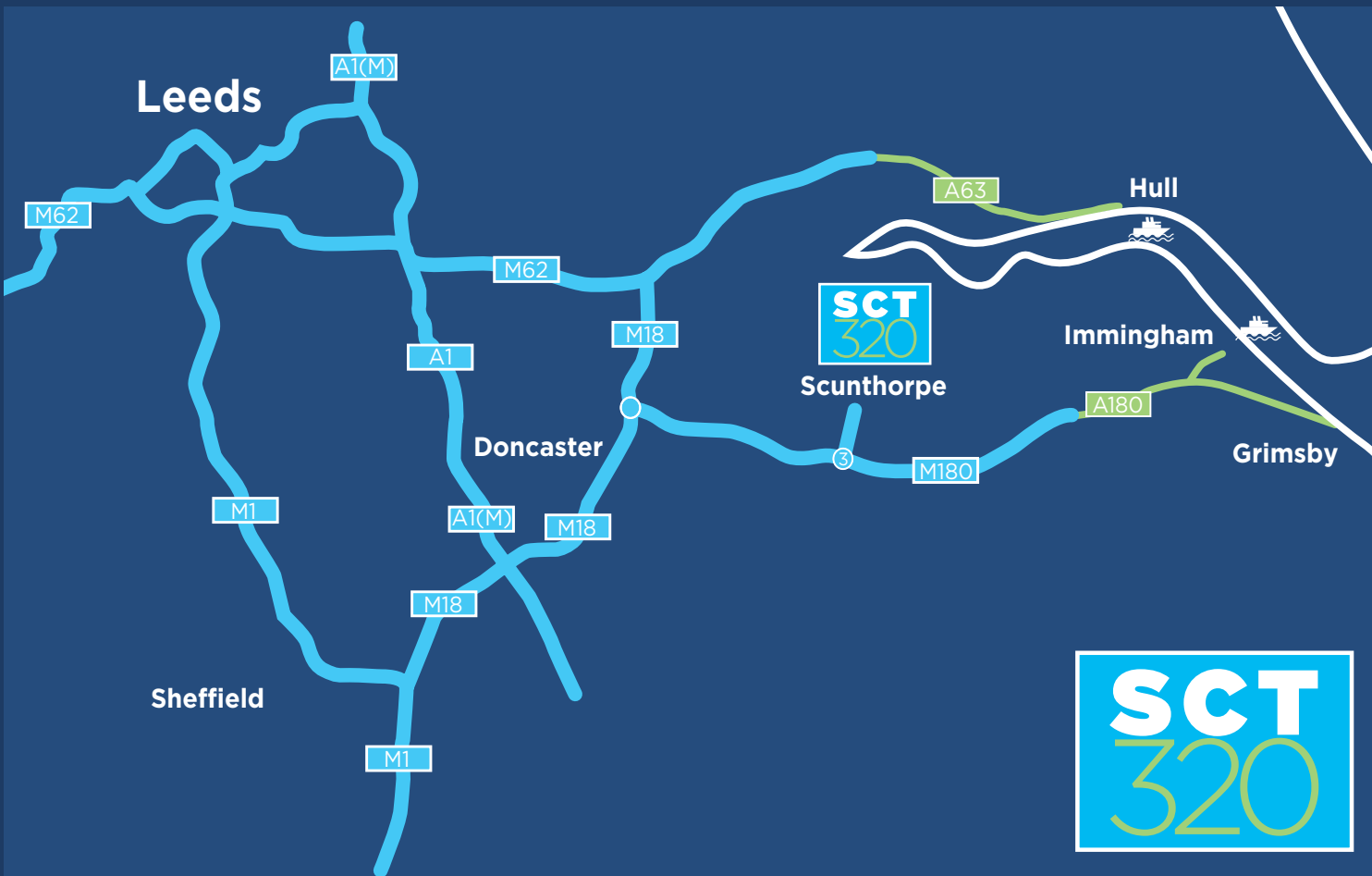
Terms

The property is offered for sale freehold with vacant possession. Consideration may be given to a leasehold disposal.

EPC

The EPC rating for this property is B44, a copy of the certificate is available upon request.





Location

SCT 320 is located on the Normanby Enterprise Park to the north of Scunthorpe.

The Estate has a direct link to the M181 motorway which connects to the M180 motorway offering excellent access to the east coast ports of Immingham and Grimsby as well as providing a link to the M18 motorway and the national motorway network beyond.

Surrounding Areas:

Immingham	25 Miles
Doncaster	28 Miles
Sheffield	47 Miles
Leeds	55 Miles
Nottingham	73 Miles
Manchester	93 Miles
Birmingham	120 Miles

Viewing

Strictly by appointment with the joint letting agents Gent Visick and Altus EdwinHill.

GentVisick
The Industrial Partnership

0113 245 6000
www.gentvisick.com

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Altus Edwin Hill

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Energy Performance Certificate

Non-Domestic Building



Mondi Packaging Hypac
Lysaghts Way
SCUNTHORPE
DN15 9YG

Certificate Reference Number:
0690-0938-5430-2729-7096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **44** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 29379
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

50 If typical of the existing stock