

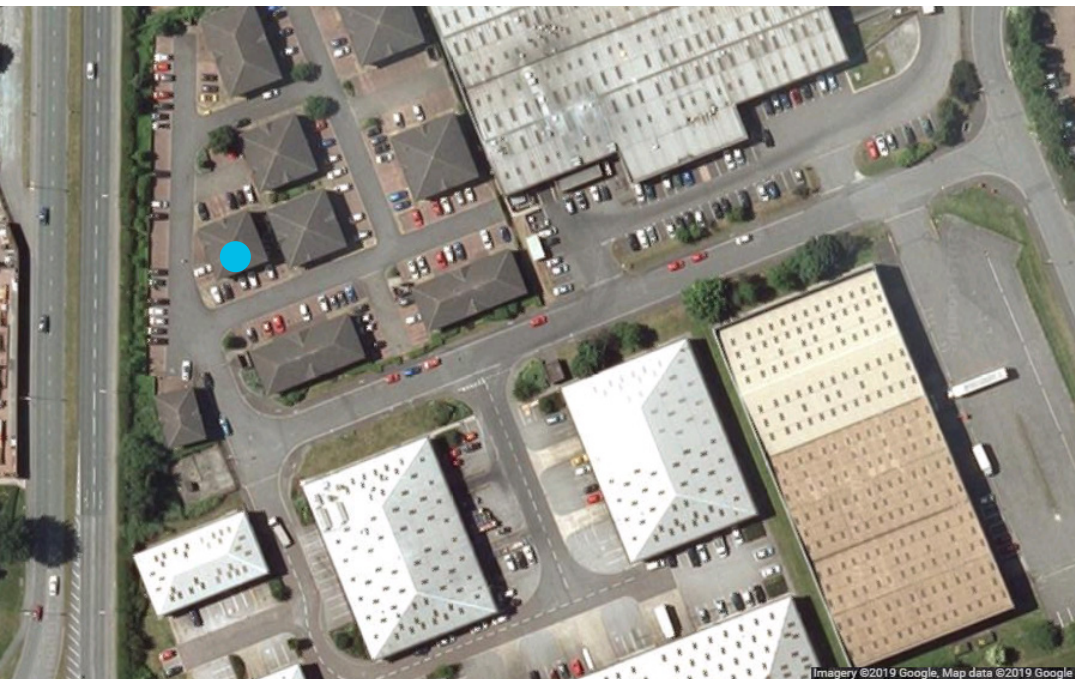
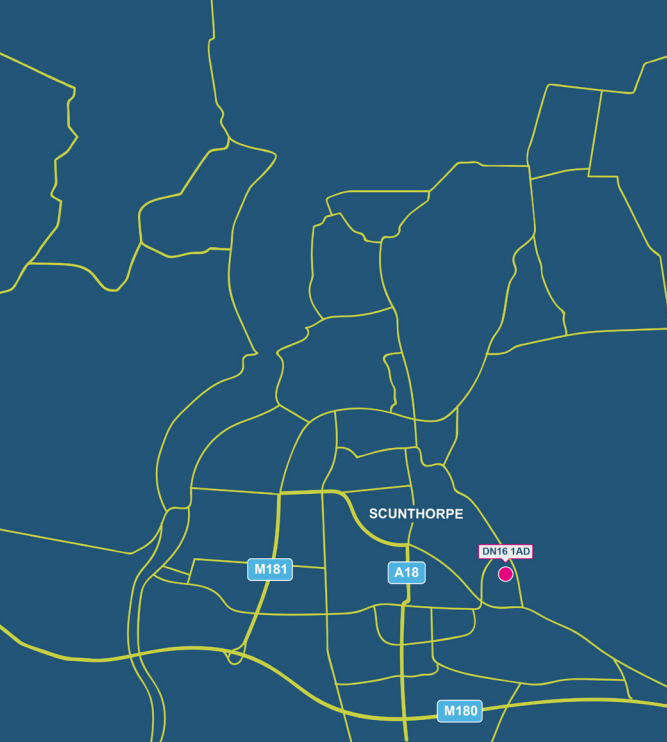


# BANKS LONG&Co

FIRST FLOOR, PRINCESS HOUSE, QUEENSWAY COURT,  
ARKWRIGHT WAY, SCUNTHORPE, DN16 1AD

- Modern first floor offices
- 113.5 sq m (1,222 sq ft)
- Business park location
- 5 car parking spaces
- Competitive rent
- **TO LET**





The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

Scunthorpe is the main commercial centre for North Lincolnshire and the town has good road connections to the M181 and M180 motorways which in turn provide access to the national motorway network, Humberside International Airport and the Humber Bridge giving access to the M62 and A63.

Queensway Court is located approximately 3 miles south east of Scunthorpe Town Centre and approximately 3 miles from junction 4 of the M180 and is a highly visible location off the A18 opposite Lakeside Retail Park.

## PROPERTY

The property comprises a first floor modern office suite which has been partitioned to provide a reception/meeting area, two individual offices and open plan office together with kitchen.

The offices have carpet tiled floors, painted walls, gas fired radiators with boiler situated within the kitchen, double glazed window units, suspended ceiling with recessed lighting and window blinds. Male and female WC accommodation is situated within the stairwell at first floor and the offices have a shared entrance with the ground floor occupier.

Externally the premises benefit from 5 designated car spaces.

EPC Rating: D79

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property provides the following Net Internal Area:

**NIA:** 113.5 sq m (1,222 sq ft)

## SERVICES

Mains water electricity and gas are available and connected to the property. Interested parties are advised to make their own enquiries with the relevant service providers.

## TOWN AND COUNTRY PLANNING

We have been advised by the Local Planning Authority that the property has consent for use falling within Class B1 (Offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to discuss their proposals for the site with the Local Planning Authority.

## RATES

**Charging Authority:** North Lincolnshire District Council  
**Description:** Offices and Premises  
**Rateable value:** £8,200  
**UBR:** 0.504  
**Period:** 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## TENURE

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

**£9,500 per annum exclusive**

The long leasehold of the property may be available subject to the lease of the ground floor which is let to PPH Commercial Ltd at £8,000 per annum for a term to expire 31.10.2020. Further details on request.

## SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of common parts. Buildings Insurance will be charged in addition.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** James Hall  
**T :** 01522 544515  
**E :** james.hall@bankslong.com  
**Ref.** 9121/2019C