

## Phase 11, Cupola Way, Foxhills Industrial Estate Scunthorpe, North Lincolnshire DN15 9YJ

lot 58

### Modern Warehouse/Office Building

- 3,035 sq m (32,669 sq ft) offered with Vacant Possession
- Located within North Lincolnshire's largest industrial estate
- Approximate site area of 0.60 hectares (1.47 acres)

Vacant Possession



### Location

Miles: 27 miles north-east of Sheffield  
55 miles south-east of Leeds  
Roads: B1430, M180  
Rail: Scunthorpe Rail  
Air: Robin Hood Doncaster Sheffield International

### Situation

Foxhills Industrial Estate is an established industrial estate north of Scunthorpe and the largest industrial estate in North Lincolnshire housing national and local occupiers including HSE Group, Vion Food Group and Bibby Distribution. The property is situated on the western side of Normanby Road (B1430) with additional access via Cupola Way.

### Description

The property comprises a single storey modern warehouse unit with ancillary office accommodation. The property benefits from a large secure yard and a site area of approximately 0.60 hectares (1.47 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Tel: +44 (0)20 7034 4861.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Warehouse/Offices	3,035 sq m	(32,669 sq ft)	<b>VACANT POSSESSION</b>
<b>Totals</b>		<b>3,035 sq m</b>	<b>(32,669 sq ft)</b>	

### For further details please contact:

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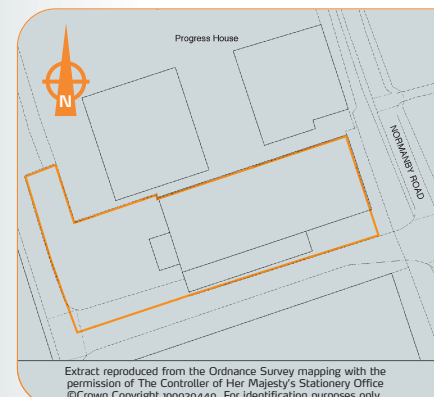
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

**Mishcon de Reya Solicitors**  
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