

Scunthorpe Office Rental, Sovereign House  
Arkwright Way, Scunthorpe, DN16 1AL

# TO LET

Serviced office premises within the primary office location in Scunthorpe

Furnished suites ranging from 8.0 sq m (87 sq ft) to 26.0 sq m (279 sq ft)

All-inclusive rents

On-site parking available

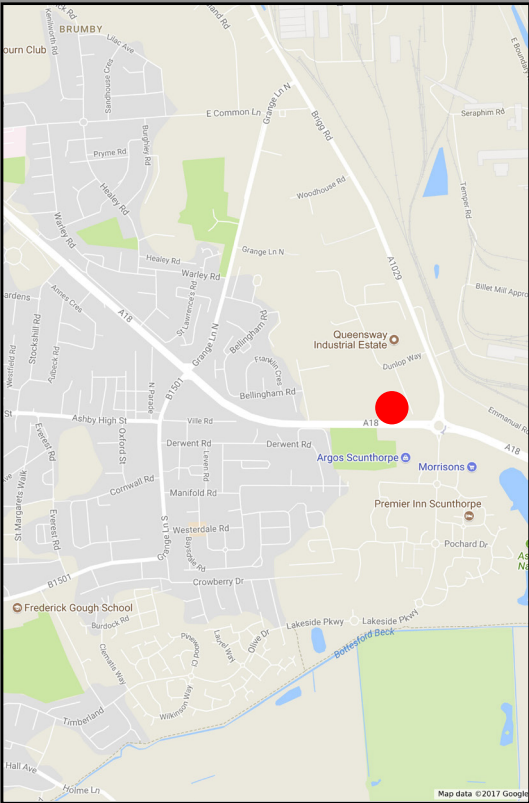
Facilities include meeting rooms, reception service, communal kitchen and large open 'desk rental' area

Easy-in / Easy-out terms available



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**Scotts**  
 01724 231214  
 www.scotts-property.co.uk

**LOCATION/DESCRIPTION**

The property is located on Queensway Court, which is considered to be the primary office location within Scunthorpe, situated approximately 3 miles to the south east of the town centre with good public transport links. The estate is situated adjacent to the A18, with a variety of other local, national and international commercial operators located nearby. On the opposite side of the A18 is the Lakeside retail park, with occupiers including Curry's PC World, Halfords, Subway, KFC, Morrison's, Homebase and Argos.

The property comprises a purpose built two storey office premises, currently split to provide 13 fully furnished office suites with ancillary hot desk and break out areas, a communal kitchen and staff facilities. Services include a manned reception and meeting rooms which can be hired as required (subject to a fair use policy) with catering facilities available, in addition to high speed business broadband provision, a printing service, access to administrative support and 24/7 access to the building. Each suite has been finished to a good standard, including carpet floors and painted plaster walls beneath a suspended ceiling with acoustic tiles and inset fluorescent lighting. Parking is available on site, but on a first-come/first-served basis although adequate provision is available nearby.

**ACCOMMODATION**

		Floor Areas	Guide Rent	Rateable Value	
<b>Ground Floor</b>	Suite 1	15.0 sq m (157 sq ft)	£5,292 p.a.	£1,425	LET
	Suite 2	21.0 sq m (231 sq ft)	£7,776 p.a.	£2,050	AVAILABLE
	Suite 3	22.0 sq m (237 sq ft)	£7,812 p.a.	£2,075	AVAILABLE
	Suite 3a	8.0 sq m (87 sq ft)	£3,732 p.a.	£820	LET
	Suite 3b	8.0 sq m (90 sq ft)	£3,792 p.a.	£840	AVAILABLE
<b>First Floor</b>	Suite 4	21.0 sq m (229 sq ft)	£7,716 p.a.	£6,100	LET
	Suite 5	23.0 sq m (248 sq ft)	£8,352 p.a.		LET
	Hot Desk Area	78.0 sq m (840 sq ft)	£1,800 p.a. (subscription)	Included in rent	AVAILABLE
	Suite 6	15.0 sq m (158 sq ft)	£5,328 p.a.	£1,425	LET
	Suite 7	21.0 sq m (231 sq ft)	£7,776 p.a.	£2,050	AVAILABLE
	Suite 8	26.0 sq m (279 sq ft)	£9,384 p.a.	£2,425	LET
	Suite 9	23.0 sq m (242 sq ft)	£8,148 p.a.	£2,150	AVAILABLE
	Suite 10	19.0 sq m (209 sq ft)	£7,044 p.a.	£1,875	LET
	Suite 11	15.0 sq m (163 sq ft)	£5,484 p.a.	£1,475	LET
	Suite 12	24.0 sq m (253 sq ft)	£8,520 p.a.	£2,275	AVAILABLE

**RATEABLE VALUE**

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Office & Premises' with Rateable Values as above (Source VOA website). The new occupier may be eligible for Small Business Rates Relief but should make contact with North Lincolnshire Council for confirmation.

**LEASE TERMS**

Each suite is offered to let on easy-in/easy-out terms (subject to a minimum occupancy period of 3 months). The rent will include utility consumption (subject to a reasonable use policy), use of meeting rooms, maintenance of communal areas and telecommunications. The tenant is therefore only responsible for the payment of Business Rates and maintaining their individual suite.

**ENERGY PERFORMANCE RATING: C**

**LEGAL COSTS**

The incoming Tenant will be responsible for all parties reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

**FURTHER INFORMATION AND TO VIEW**

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6498**

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