



## Phase 2, Celsius Parc, Cupola Way, Foxhills Industrial Estate, Scunthorpe, North Lincolnshire, DN15 9YJ

For Sale/To Let Detached Industrial Premises of 1,581sq m (17,012 sq ft) approx.



## Location

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport.

The town is situated adjacent to the M180 and M181 motorways, network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is located on Celsius Parc which forms part of the larger popular and well established Foxhills Industrial Estate, situated off Normanby Road and Park Farm Road with 24/7 security-controlled access from Cupola Way.

## Description

The property was originally constructed as a cold store approximately 25 years ago, being of steel portal frame construction with an eaves height of approximately 11.7 metres. The property was extensively refurbished and modernised in recent years including the construction of an extension. Most walls/ceilings are white hygiene panelled, there is also certain floor drainage and the accommodation benefits from LED lights.

The accommodation is presently sub-divided to provide a warehouse/production area with adjoining areas which could be incorporated to provide a larger area, if required, together with dispatch/loading area, with an automated dock level access door, together with two ground level access doors. There are good quality ancillary offices, kitchen, staff changing and WC's, including a shower. The property further benefits from comprehensive fire/security alarms, PV solar panels to the roof and a large 600KVA electrical supply. There is a large plant room to the side elevation together with an EV charger.

Externally, the property benefits from extensive on-site parking and servicing to the front and side of the property with access via double gates and a secure palisade fenced perimeter boundary to the property with outside lighting.



## Summary

- Detached industrial premises of 1,581 sq m (17,012 sq ft) approx.
- Site Area of 0.641 hectares (1,584 acres) approx.
- Well established industrial location with 24/7 security, including CCTV.
- PV panels located on the roof providing 164.16 kWh and a large power supply of 600KVA.
- Available For Sale or To Let.

## Accommodation

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<b>Ground Floor</b>		
Main Building	1,270.13	13,667
Extension	250.71	2,698
Plant Rooms	60.16	647
<b>Total Accommodation</b>	<b>1,581.00</b>	<b>17,012</b>

## Terms

The property is available For Sale or To Let, subject to the following terms and conditions.

## For Sale

### Price

£795,000 plus VAT (if applicable), subject to contract.

### VAT

We advise that the property is registered for VAT purposes, therefore VAT will be levied upon the purchase price at the time of sale and upon payments to the Landlord.

## Tenure

The premises are held by way of a 999 year ground lease from 5 April 1993, subject to a fixed peppercorn ground rent, if demanded. The property will be conveyed with the benefit of vacant possession upon completion.

## To Let

### Rent

£86,000 per annum, exclusive of rates, VAT and all other outgoings. The rent is to be paid quarterly in advance.

## Lease Terms

The property is available by way of a new full repairing and insuring lease with the duration to be agreed by negotiation.

## Business Rates

The property requires to be reassessed for rating purposes. Interested parties should make their own enquiries to North Lincolnshire Council Valuation Office Agency to obtain an estimate before proceeding with a transaction.

## Estate Service Charge

The Purchaser/Tenant will be required to contribute to the Estate Service Charge levied in relation to the future repair, maintenance and upkeep to the common parts of the Estate including the provisions of 24/7 security and any subsequent management thereon.

## EPC

**B29**

A copy of the Certificate and Recommendation Report is available on request.

## Virtual Tour

Click or scan the QR code to view a virtual tour of the subject premises.



## Contacts

### Duncan Willey

01724 294946 | 07710 344602  
duncan.willey@pph-commercial.co.uk



### Sam Fallowfield

01724 294942 | 07340 518003  
sam.fallowfield@pph-commercial.co.uk



### Joint Agent

**Tom Rees, Willowford Asset Management**  
07557 161491  
tom.rees@willowford-am.co.uk

Date: **June 2025** File Ref: **17028**



First Floor, Prince House, Arkwright Way  
Scunthorpe, North Lincolnshire, DN16 1AD  
**01724 282278** [pph-commercial.co.uk](http://pph-commercial.co.uk)

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Approximate total area<sup>m</sup>  
1581.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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