HURSTWOOD HOLDINGS

QUEENSWAY BUSINESS CENTRE, DUNLOP WAY

SCUNTHORPE, DN16 3RN

More Details



SUMMARY

- Excellent location
- Ample car parking
- On site building manager
- Refurbished modern suites & break out areas
- Broad tenant mix to support a range of businesses
- Outstanding accessibility

DESCRIPTION

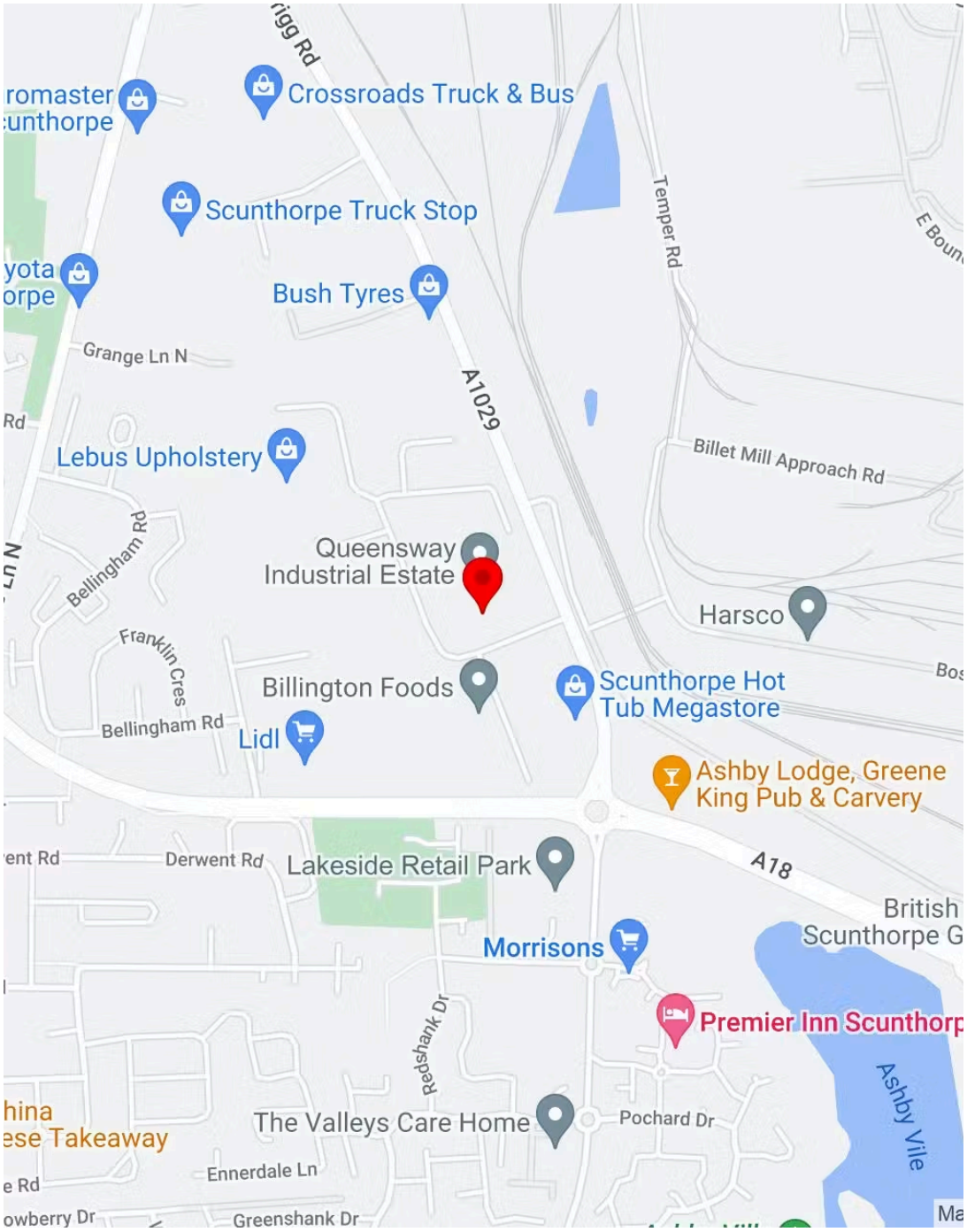
Queensway Business Centre is a modern office development comprising 32 self-contained suites, available in sizes from 277 to 1,622 sq. ft. The property provides high-quality, flexible workspace suitable for a wide range of occupiers, from start-ups to established businesses. Each suite benefits from suspended ceilings with integrated lighting, perimeter trunking, heating and cooling, and double-glazed windows, ensuring a professional and comfortable working environment. The centre also offers shared kitchen and WC facilities, landscaped surrounds, and generous on-site parking, with 24-hour tenant access.





LOCATION

Situated on Dunlop Way, just off the A18 Queensway dual carriageway, the Business Centre enjoys excellent transport connectivity. Scunthorpe town centre lies only 2 miles to the north, while the M180 motorway is just minutes away, linking quickly to the M181, M18 and wider national motorway network. The location provides direct access to Doncaster, Hull, Sheffield, and beyond, making it an ideal base for regional and national business operations.



Queensway Business Centre



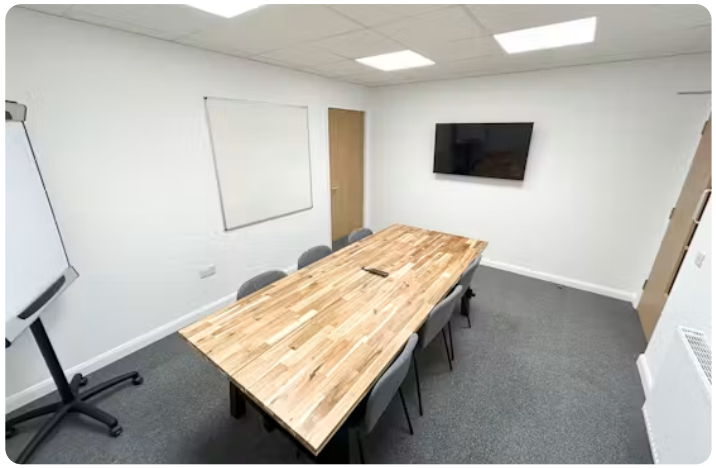


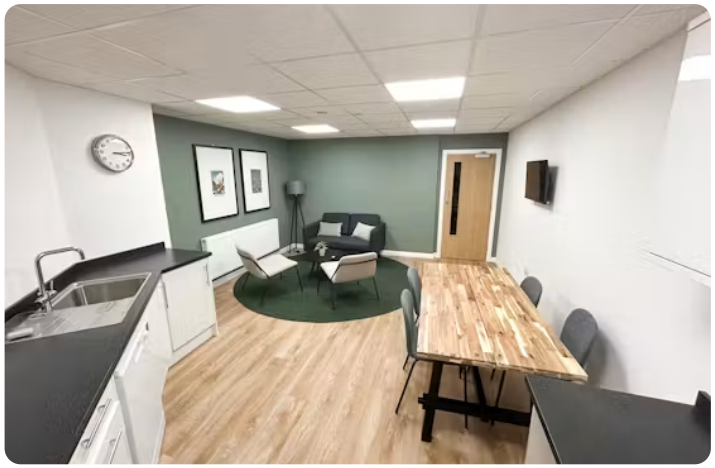




Queensway Business Centre

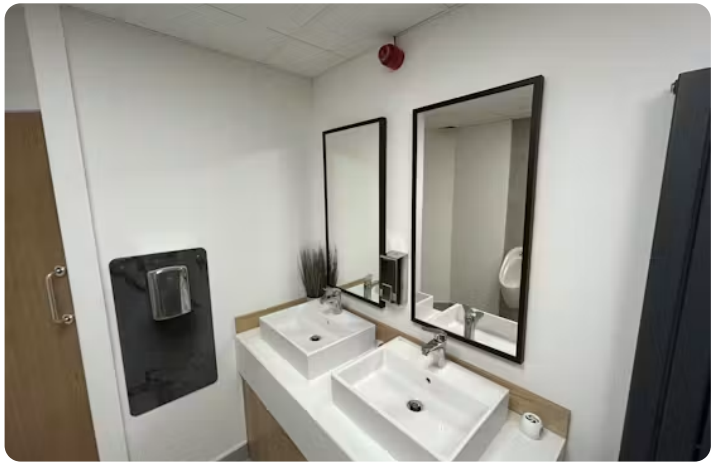




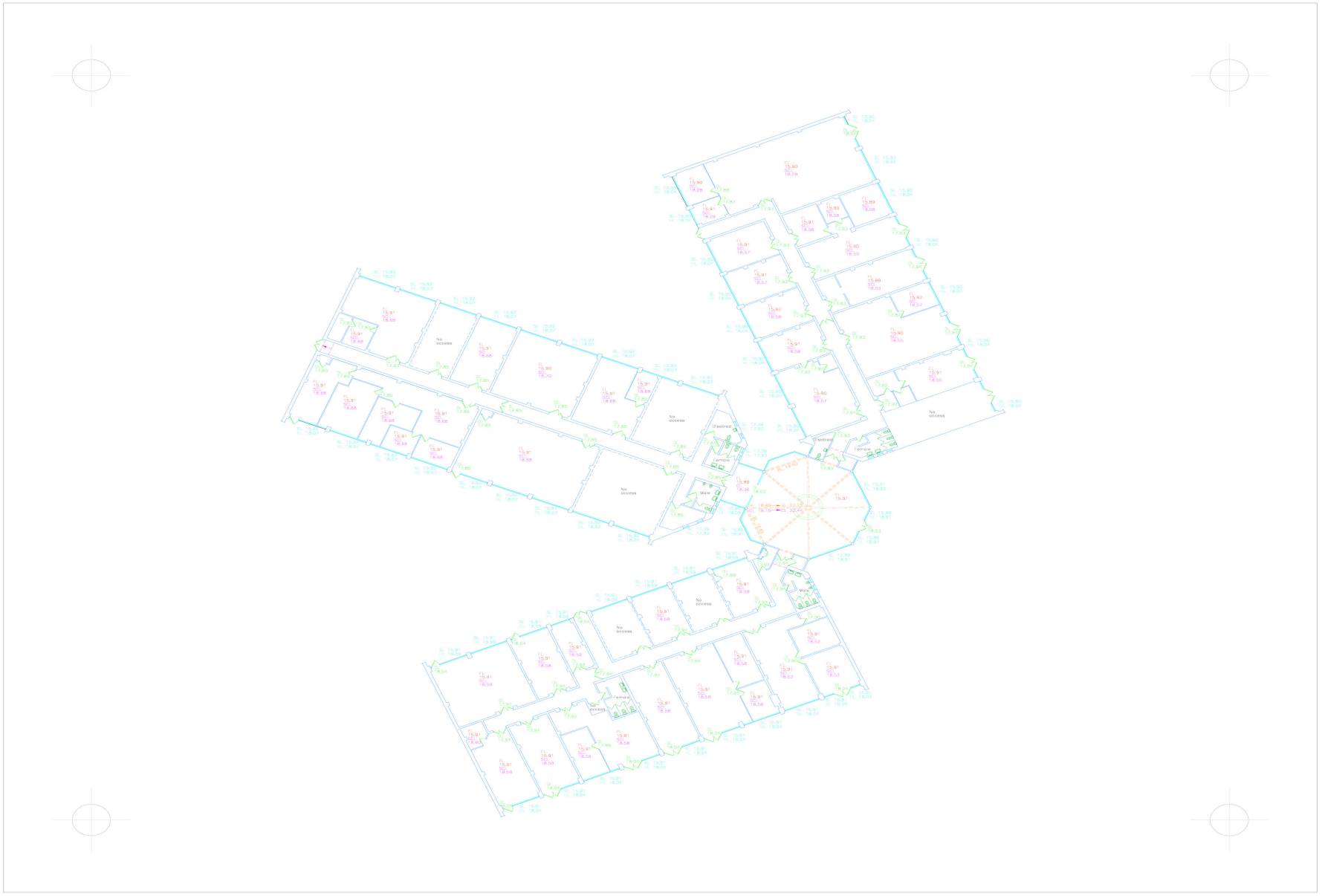








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ABBREVIATIONS

Al.	Alarm	DL	Door Level	Pi	Pipe
AB	Air Brick	EB	Electricity Box	PP	Palisade Plate
AC	Air Conditioning	EBG	Electrical Switchgear	PRF	Post & Rail Fence
Apx	Approximate	EL	Electricity Cover	R	Rainwater or Soil Pipe
B	Bollard	FA	Fire Alarm	Rad	Radiator
BD	Beam Depth	FCH	Finished Ceiling Height	RE	Reception Eye
BH	Beam Height	FCL	False Ceiling Level	RL	Roller Level
BL	Beam Soffit Level	FH	Fire Hydrant	RSD	Roller Shutter Door
BP	Bollard Post	FL	Finished Floor Level	RSDL	Roller Shutter Door Level
BPW	Brick Pulvering Wall	FS	Flag Pole	S	Step or Soil Height
BT	British Telecom	G	Gully	SCH	Suspended Ceiling Height
BTCB	BT Control Box	Ga	Gravel Surface	SCL	Suspended Ceiling Level
BW	Brick Wall	GL	Girder Level	SD	Satellite Dish
BWF	Brick Work Fence	GR	Grating	Sk	Skylight
C	Columns	GV	Gas Valve	Sk	Skirting Board
CB	Crash Barrier	H	Floor To Head Height	Sky	Skylight
CBF	Crash Barrier Fence	HL	Highway Head Level	SL	Window Sill Level
CBL	Corbel Level	HL	Head Level	Sn	Sign
CH	Ceiling Height	HV	High Voltage	SP	Arch Springing Height
CHk	Ceiling Hatch	IC	Inspection Cover	SpL	Arch Springing Level
CL	Ceiling Level	IL	Invert Level	SPS	Stone Paving Slabs
Cn	Concrete Surface	K	Kerb Level	T	Tree
Cov	Coving	KO	Kerb Outlet	Ta	Tarmac Surface
CPF	Concrete Panel Fence	LI	Light	TL	Threshold Level
CR	Arch Crown Height	Max	Maximum height	TP	Trial Pit / Test Pit / Trial Pit
CR	Arch Crown Height	Mez	Mezzanine	TPS	Tactile Paving Slabs
CrL	Arch Crown Level	MZL	Mezzanine Ceiling Level	UE	Underside
CSU	Ceiling Slopes Up	MFL	Mezzanine Floor Level	UTL	Unable To Lift
CTV	Cable Television	MH	Manhole	Va	Vent
D	Door Height	MH	Maximum Height	VP	Vent Pipe
D	Diameter or Doors	OP	Ornamental Planting	WM	Water Meter
DH	Door Height	P	Post	→	Direction Indicates rise

NOTES

PLAN GRID IS LOCAL BASED UPON O.S. NATIONAL GRID
SITE CENTRED ON SURVEY STATION PS01. SCALE FACTOR=1

ALL LEVELS RELATE TO ORDNANCE DATUM, (OSGM15)
ESTABLISHED USING THE O.S. NATIONAL ACTIVE GPS NETWORK

Issue	Details	By	Chk'd	Date
00	Original issue	KM	SA	19/06/23

SHEET LAYOUT



Scale 1:200

0.0 2.0 4.0 6.0 8.0 10.0 12.0 14.0 16.0 18.0
metres

SURVEYED BY	DRAWN BY	SCALE
CD/SA	KM	1:200 @ A1
DATE OF ISSUE	JUNE 2023	

TITLE

QUEENSWAY BUSINESS CENTRE
DUNLOP WAY
SCUNTHORPE

GROUND FLOOR PLAN

DRAWING No.	ISSUE
PS-2350-GF	00
SHEET 1 OF 1	

PARAGON SURVEYS
Chartered Surveyors
GEOMATICS: Land & Engineering Surveyors
8 Carr House Lane
Wrightington
Wigan
Greater Manchester
WN6 9SR
T: (01257) 453200
E: post@ParagonSurveys.co.uk
Northern Office: Dalforth Lodge, Dalforth, Seascale, Cumbria. CA20 1AS

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
Ground - Suite 4D	435	£435 /month	£116 /month
Ground - Suite 11	306	£306 /month	£82 /month
Ground - Suite 13	312	£312 /month	£83 /month

TO ARRANGE A VIEWING, PLEASE CONTACT



Oliver Brown
0161 220 1999 | 07955 283 889
oliver.brown@hurstwoodholdings.com



Robbie Harrocks
0161 220 1999 | 07842421659
robbie.harrocks@hurstwoodholdings.com

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