

“The Base” at Scunthorpe Central Church Square, Scunthorpe DN15 6TX

To Let by Informal Tender - Closing on Friday 1 May 2026 at Midday



- Premises for commercial use
- Suitable for various uses (subject to planning)
- May be suited to creative, arts & digital industries
- NIA approx. 606m²
- Central area close to library and office buildings

North Lincolnshire Council is offering the property to let by informal tender

North Lincolnshire Council
Estates & Valuation
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 296787 Email property@northlincs.gov.uk

Location

Scunthorpe is the administrative centre of North Lincolnshire with a population of around 80,000.

Located at the Southern end of the main high street the entrance 'pod' is at the rear of Scunthorpe Central onto Church Square, High Street and Carlton Street.

Church Square was recently refurbished and redesigned giving a modern open public area with seating around and is used for public events within the town.

Scunthorpe railway station has direct links to Sheffield and Manchester and connection via these to both the East & West coast mainlines. Humberside international airport is within an hours drive.

Description

The principle entrance to the property is located onto Church Square which has recently been refurbished into an exciting public open for leisure and hosting events on the southern end of the town centre. Church square itself is surrounded by Scunthorpe Central including the library, the new Elizabeth Quarter buildings with office/residential/restaurant use, North Lincolnshire Council's offices, Ongo Homes offices, the North Lincolnshire UTC and St. Johns Church - 20:21 Visual Arts Centre.

The property itself forms the basement to the Scunthorpe Central building. It has formerly been used as a general meeting/teaching space, cinema and retail outlet.

It extends to an internal area of just over 600m² in a number of rooms as per the plan attached.

Please note - rooms B20, B21 and B23 formed the 'theatre' area of the basement and as such are currently set up with a stage area and tiered floor that used to hold seating rows.

The property benefits from office space, customer toilets, storage space as well as the large open rooms.

It would be suitable for a variety of uses, subject if appropriate, to planning. We are particularly encouraging bids based around creative, arts & digital industries.

Services & NNDR

Services are currently provided as part of the Scunthorpe Central building along with the property being included in that building's rateable value.

Prospective tenants are therefore asked to note that this will be an inclusive rent and bidding should take account of that.

Any request for sub metering will be subject to feasibility and will be installed at the tenants cost. If there is any sub-metering the tenant will become directly responsible for a proportionate cost of the bills based on useage.

Informal Tender

For lease by informal tender - no formal guide price is given except that we will be expecting a rent in excess of £1,000 pcm.

We wish to afford interested parties chance to submit their proposals for the property and do not wish a guide price to influence that.

The council will base any decision to let on a number factors including, but not limited to, overall designs, community benefit/facilities, compliance with planning requirements and price.

Bidding is via the instructions contained within the conditions for informal tender document and must be made with a completed copy of the informal tender form. Both documents are available for download on Rightmove.

Bidding closes on Friday 1 May 2026 at Midday

VAT

The Seller has elected not to charge Value Added Tax.

Contact

For further information contact: -

Matthew Clarke (01724) 296787

Email: matthew.clarke@northlincs.gov.uk

Viewing Day

We will be holding an open day for viewings on 15th April from 9:00am until 5:00pm. Click below to book.

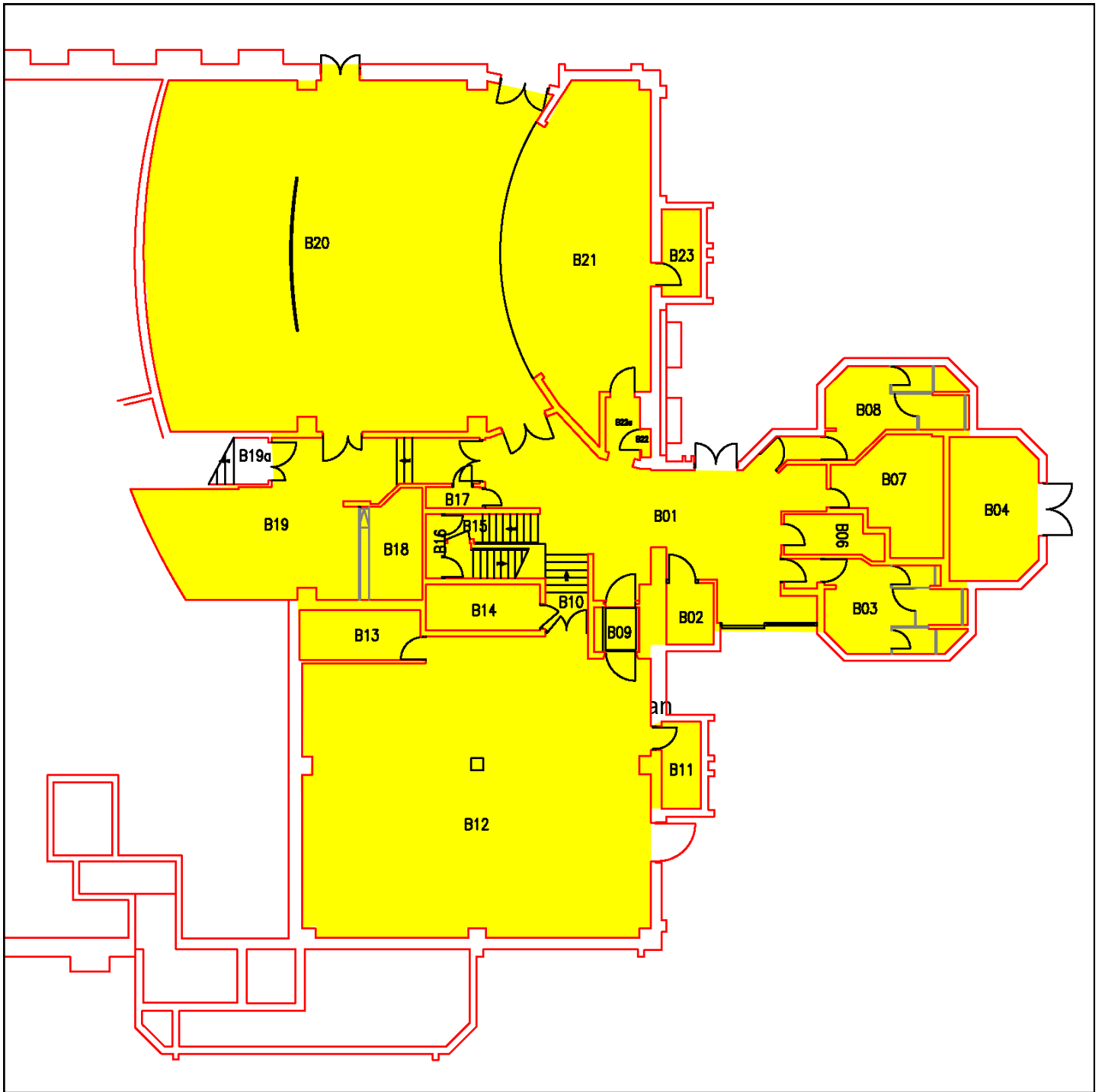
[BOOK A VIEWING](#)

If you cannot make it that day other viewings may be possible, subject to availability - please call or email.

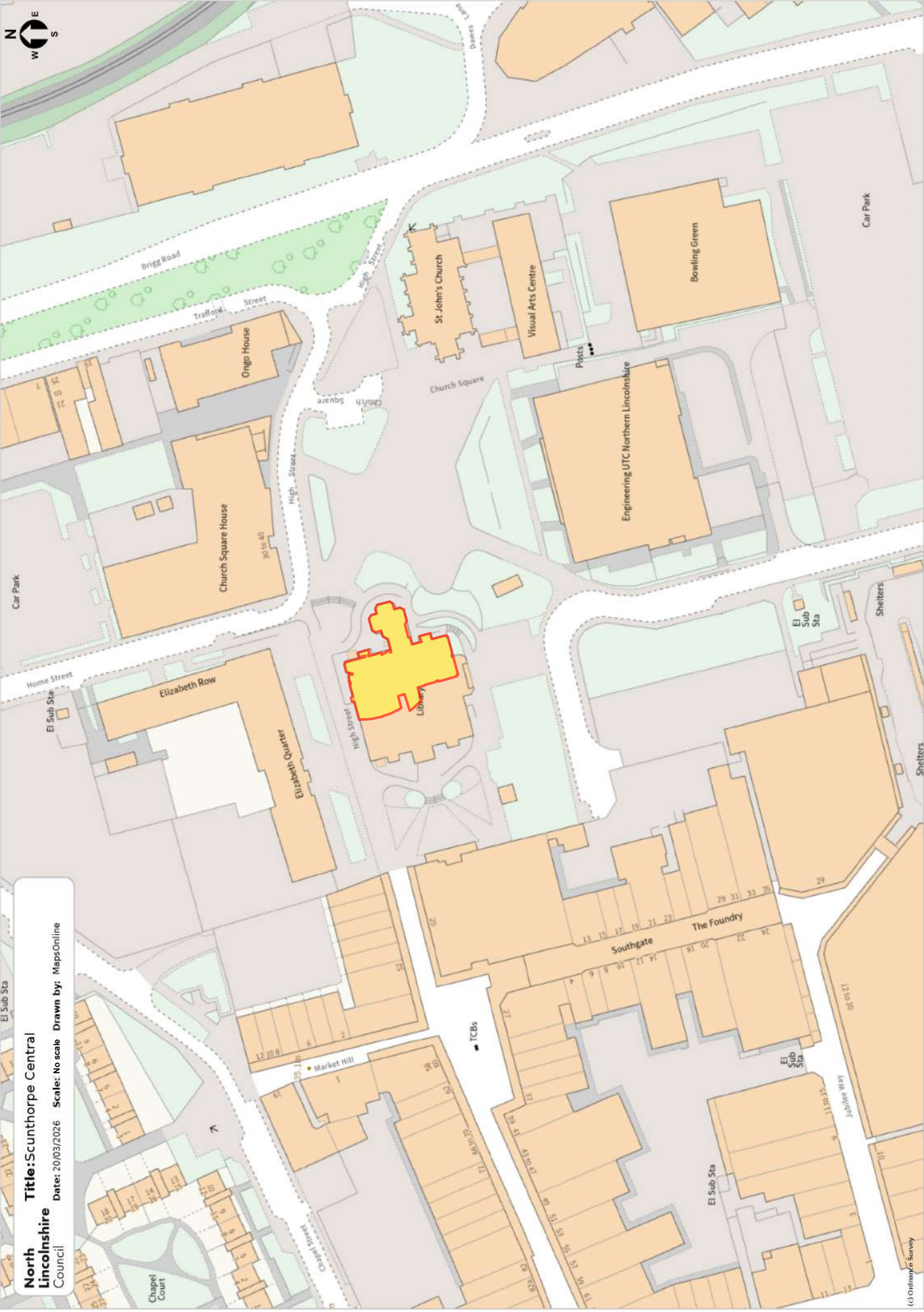
PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.



ROOM	DESCRIPTION	NIA M ²	ROOM	DESCRIPTION	NA M ²
B01	Circulation Space	54.61	B14	Room (Switch)	7.41
B02	W.C. (Disabled)	4.11	B15	Staircase	3.71
B03	W.C. (Female)	16.70	B16	Store (Services)	1.49
B04	Room (Plant)	17.53	B17	Room (Switch)	1.71
B06	Store (Undefined)	5.30	B18	Kitchenette	7.80
B07	Office (Undefined)	14.41	B19	Recreational/Social Area/ Function Room	46.35
B08	W.C. (Male)	14.75	B19a	Circulation Space	2.27
B09	Lift (Disabled)	1.79	B20	Theatre (Auditorium)	179.91
B10	Circulation Space	4.52	B21	Stage	59.68
B11	Store (Undefined)	4.86	B22	Room (Switch)	0.38
B12	Room (Meeting)	140.73	B22a	Lift (Disabled)	2.86
B13	Store (Undefined)	8.61	B23	Room (Plant)	4.85



North Lincolnshire Council
Title: Scunthorpe Central
Date: 20/03/2026 Scale: No scale Drawn by: MapsOnline

VIEWS AROUND 'THE BASE' ENTRANCE AREA



North Lincolnshire Council

www.northlincs.gov.uk

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KEEPING PEOPLE SAFE, WELL, PROSPEROUS & CONNECTED