

A NEW  
Development of  
Nine Commercial  
Units

# THE OLD PRINT WORKS

Columbus Ravine, Scarborough, YO12 7JR

The new build development comprises of **modern, high quality industrial accommodation** which provides flexible space suitable for a wide variety of uses including **trade counters, storage, offices, leisure facilities, dance halls** and much more.

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# THE OLD PRINT WORKS

Columbus Ravine, Scarborough

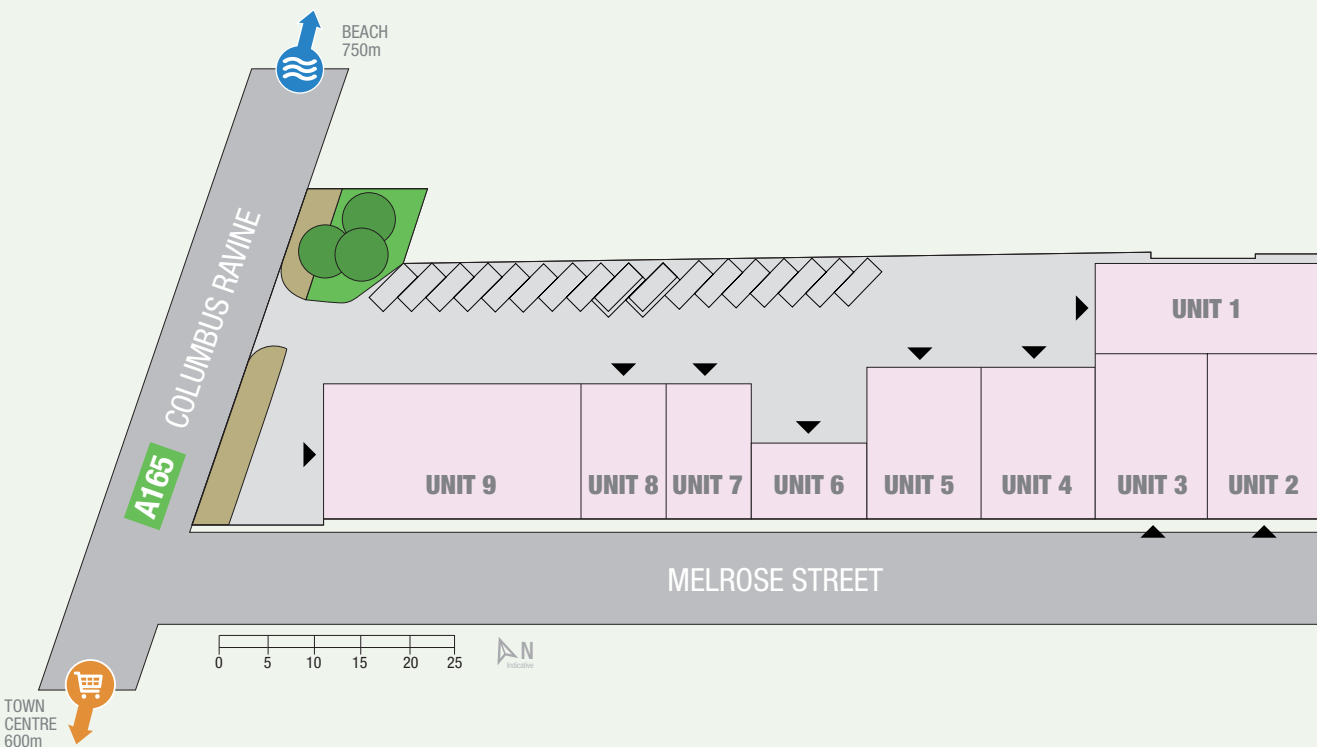
## DESCRIPTION

The new build development comprises modern, high quality industrial accommodation which provides flexible space suitable for a wide variety of uses including trade counters, storage, offices, leisure facilities, dance halls and much more.

These new build units can be offered individually or combinations and will incorporate the following basic specification:

- All mains services
- Individual parking and loading areas
- Insulated cladding with insulated sectional overhead door
- Toilet facilities in every unit
- Every unit has a welfare facility

## Site Plan



Units	Square Feet
Unit 1	2454
Unit 2	2185
Unit 3	2185
Unit 4	2012
Unit 5	1980
Unit 6	931
Unit 7	1280
Unit 8	1280
Unit 9	3864

## PLANNING

The units will have planning consent for A1, B1, B2, B8 and D2 uses.

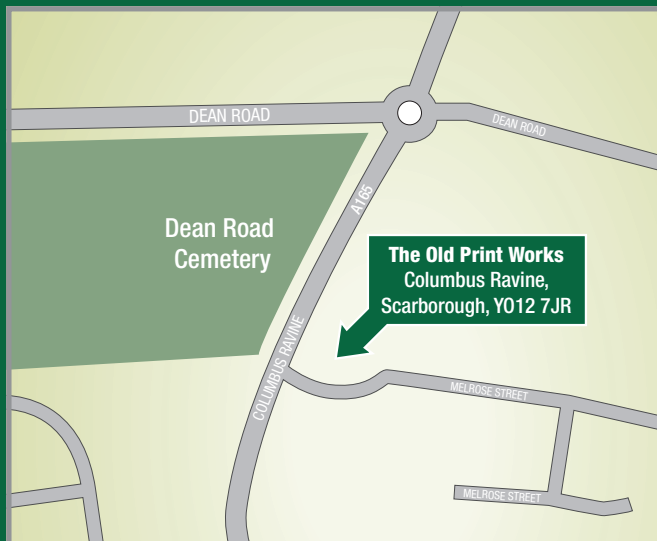
## TERMS

The properties are offered to let, and prices are available upon request.

We have made every effort to ensure that the information contained in this brochure is accurate at time of going to print. However, the information is released as 'preliminary' prior to construction and can be used as a guide only. We therefore reserve the right to amend the plot layouts and specifications as necessary and without notice. The room size dimensions are approximate and should not be used for purposes such as carpet sizing and furniture/appliance sizing and positioning. If more accurate dimensions are required see the Sales Negotiator to carry out a measure on site.

## LOCATION

The Old Print Works development is in Scarborough, which is an established commercial, tourist and retail centre. Lying approximately 40 miles east of York and 57 miles from the centre of Leeds. The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the North East Coast. With excellent linking roads such as the A64, A165 and A170, and the train station in the town centre, Scarborough is easily accessible and attracts on estimate 7 million visitors a year.



### TO ARRANGE A VIEWING

Contact our joint agents or contact Thompson Property on (01723) 870345 or [info@thompsonhomes.co.uk](mailto:info@thompsonhomes.co.uk)



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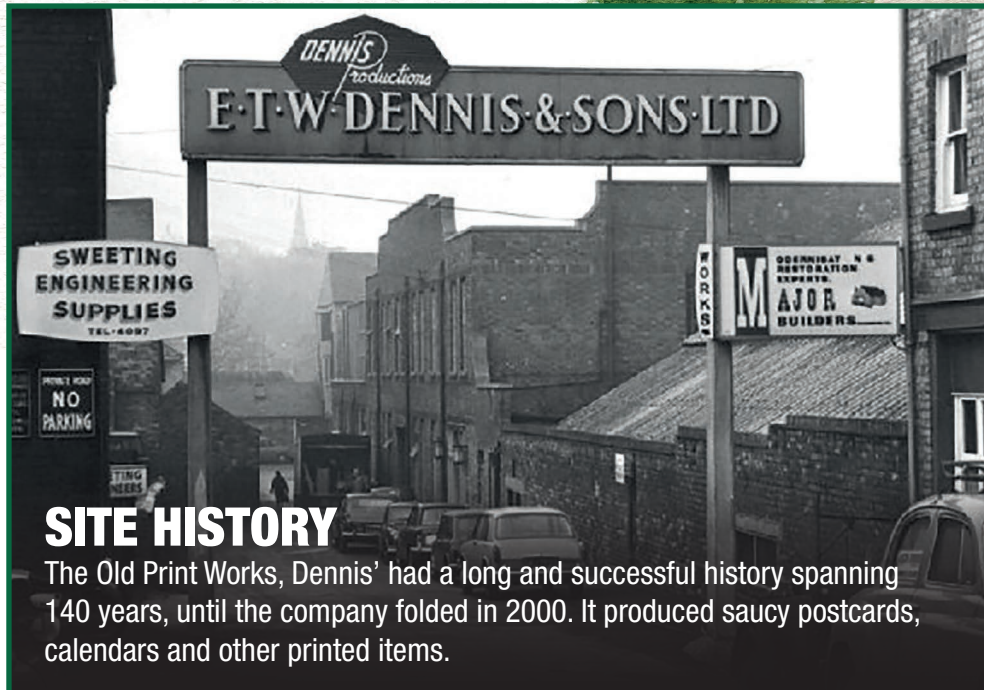
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# THE OLD PRINT WORKS



Melrose Street View



## SITE HISTORY

The Old Print Works, Dennis' had a long and successful history spanning 140 years, until the company folded in 2000. It produced saucy postcards, calendars and other printed items.

## Thompson Property

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