

SCARBOROUGH

PLAXTON PARK YO11 3BY

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



Self-Contained Industrial Unit

- Unit 6a
- Warehouse/Industrial Accommodation
- 511.15 sq m (5500 sq ft) approx.
- Refurbished Premises
- Well positioned on site
- Excellent site security

TO LET

LOCATION

Plaxton Park lies some 3.5 miles south of Scarborough town centre, in the district of Eastfield, which has come to be known as Scarborough Business Park. The property itself is accessed from Cayton Low Road, which in turn provides easy access to the A64 York to Scarborough trunk road, which lies approximately 1 mile to the west.

Scarborough itself is an east coast holiday resort situated approximately 36 miles east of York and 40 miles to the north of Hull, with a total catchment population of approximately 82,000 people.

The town hosts a number of well known occupiers, with major manufacturing operations located within the vicinity of the subject property, including, McCain Frozen Foods, TEF Transport Limited, Bluebird Engineering and InfoTone.

DESCRIPTION

The subject property comprises a refurbished self contained industrial unit with WC and kitchenette. The property provides an industrial/warehouse facility of traditional steel frame construction with insulated cladding.

Internally, the premises provides an open works area. The property has a painted solid concrete floor, three phase electricity and a loading door leading from the spacious external yard area.

Externally, the property benefits from a large concrete hard standing area providing for both car parking and external storage. Additional parking is provided nearby.

Local occupiers include ADL and McCain Frozen Foods.

TENURE

The unit is available by way of a new full repairing and insuring lease on terms to be agreed at a rental of £38,000 per annum.

RATES

The property has yet to be individually assessed for rating purposes and all interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge will be levied in respect of 24-hour site security (operating 365 days a year), estate maintenance, water, estate lighting and other estate costs.

VAT

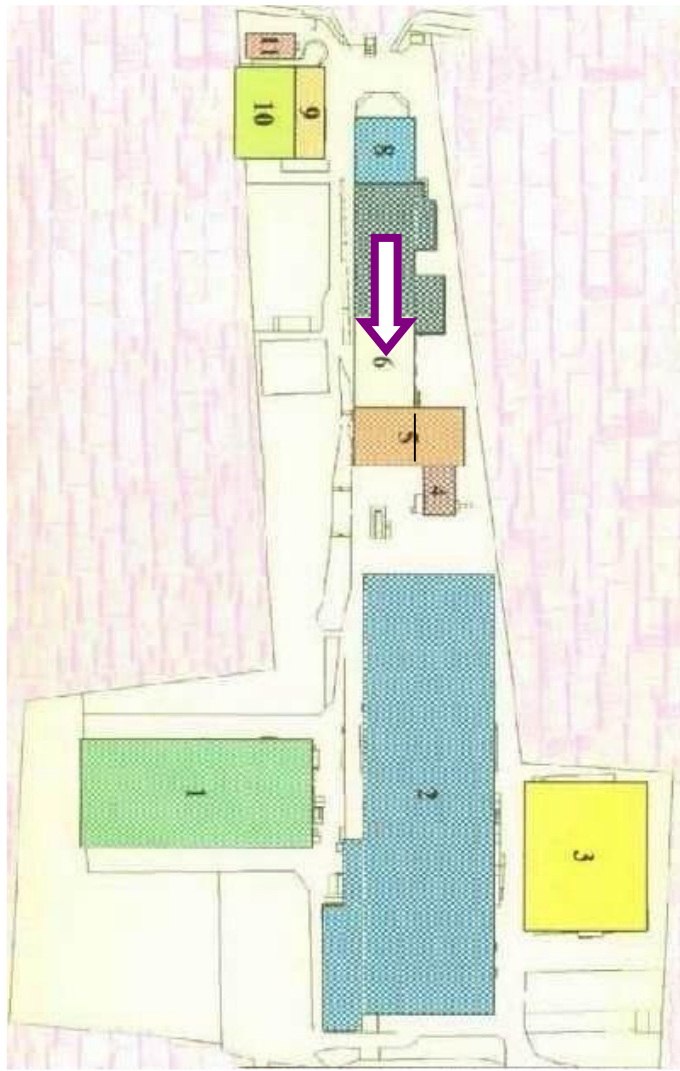
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed to be exclusive of VAT.

LEGAL COSTS

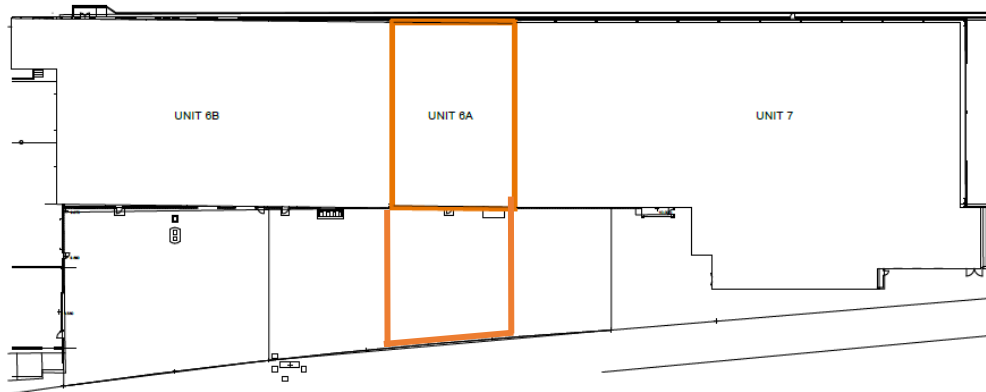
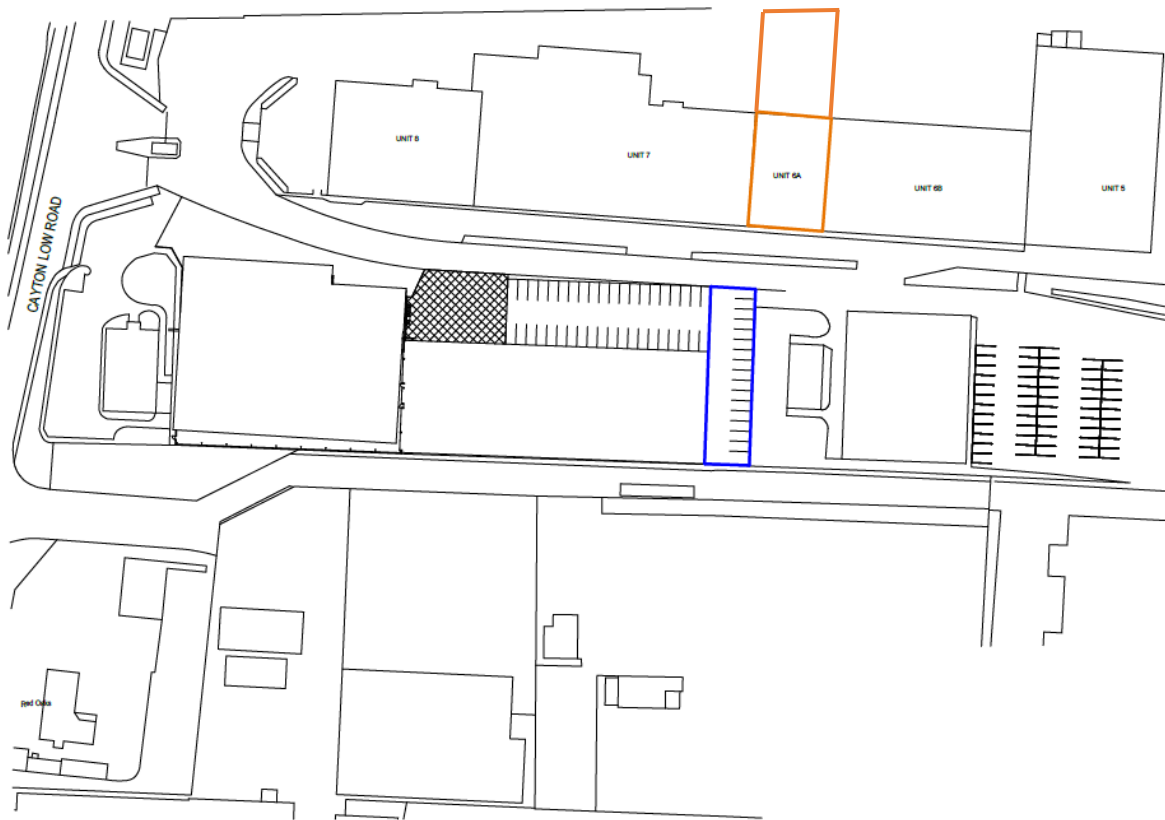
Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

For viewing arrangements and further information please contact the joint agents, McBeath Property Consultancy Ltd andrew@mcbeathproperty.co.uk, 07725 416002 or 01904 692929 Subject to Contract – rev080124



IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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