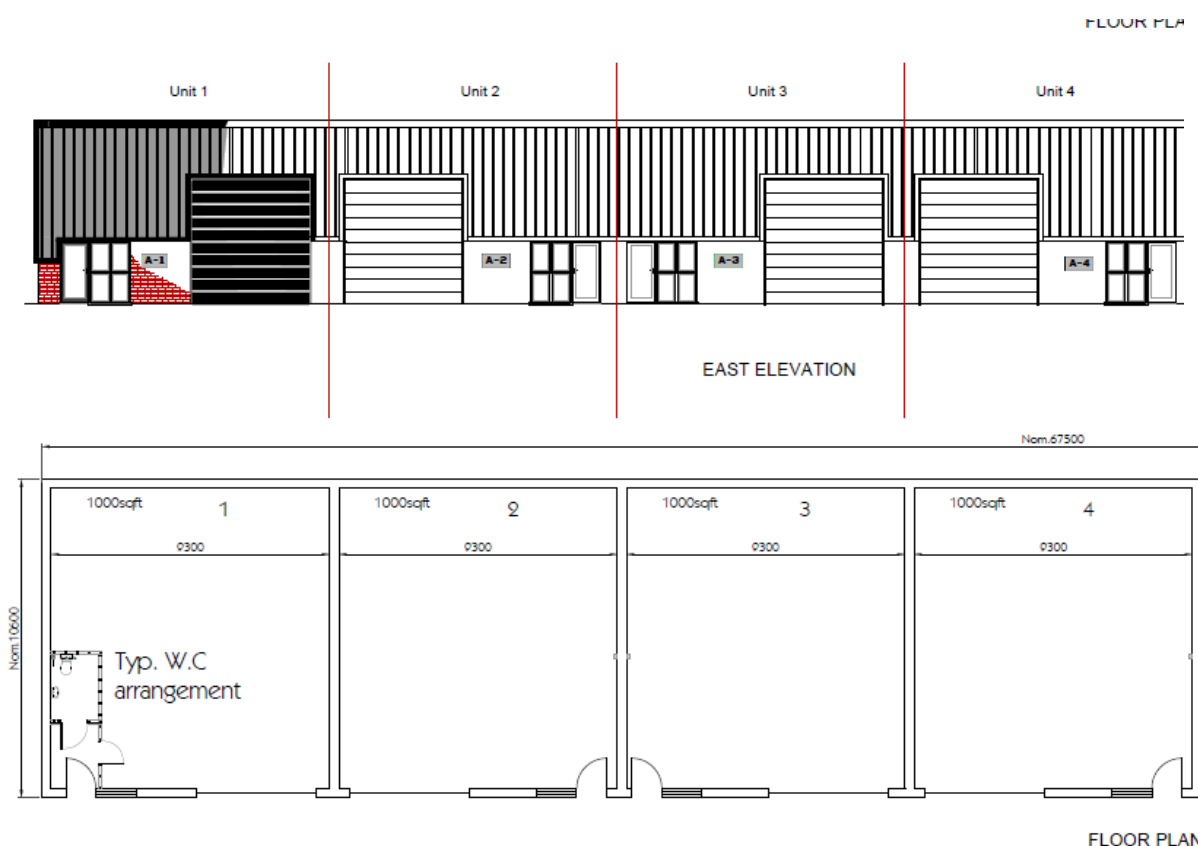


CHATSWORTH BUSINESS PARK SCARBOROUGH YO11 3ZB

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



NEW BUILD COMMERCIAL UNITS

- Ideal for small and growing businesses
- Suitable for SIPP/SSAS purchase
- Warehouse/Industrial accommodation
- May suit other business types
- 93 – 1,115 sq m (1000 – 12,000 sq ft) approx.
- Well positioned site close to A64, shopping and food outlets

FOR SALE

LOCATION

Chatsworth business Park is situated in an established commercial location on Scarborough Business Park which forms part of an extensive commercial area with a vibrant mix of industrial, warehousing, showroom, retail and leisure business. The development is approximately 3.5 miles south of Scarborough town centre. The property itself is accessed from Lake View which connects via Dunslow Road to the A64 close by. Seamer railway station is within walking distance and which forms part of the Trans Pennine rail link. There are very good local and regional bus services also.

The Morrisons superstore and a number of food and drinks outlets are within easy walking distance.

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, ADL, Schneider Electrical, Bluebird Engineering and InfoTone.

DESCRIPTION

The subject development will provide an excellent range of up to 19 small business units that will lend themselves to a range of business types. They are to be built in terraces so a variety of sizes can be provided between 1,000 sq ft and 12,000 sq ft.

The units will be provided with;

- Steel portal framed structure
- Clad with insulated pre cast panels
- Solid concrete floors
- 3 phase power supply to a distribution board
- Electric roller shutter loading door
- WC and tea point
- LED lighting
- Designated parking

TENURE

The units are available at prices starting from £165,000.

Please contact the agents for pricing of larger units.

RATES

The properties will be separately rated on completion of build. We believe the smallest units will be subject to small business relief subject to the premises being the occupiers only business premises. Interested parties must make their own enquiries in this regard.

SERVICE CHARGE

A service charge will be levied in respect of the maintenance and management of common external areas.

VAT

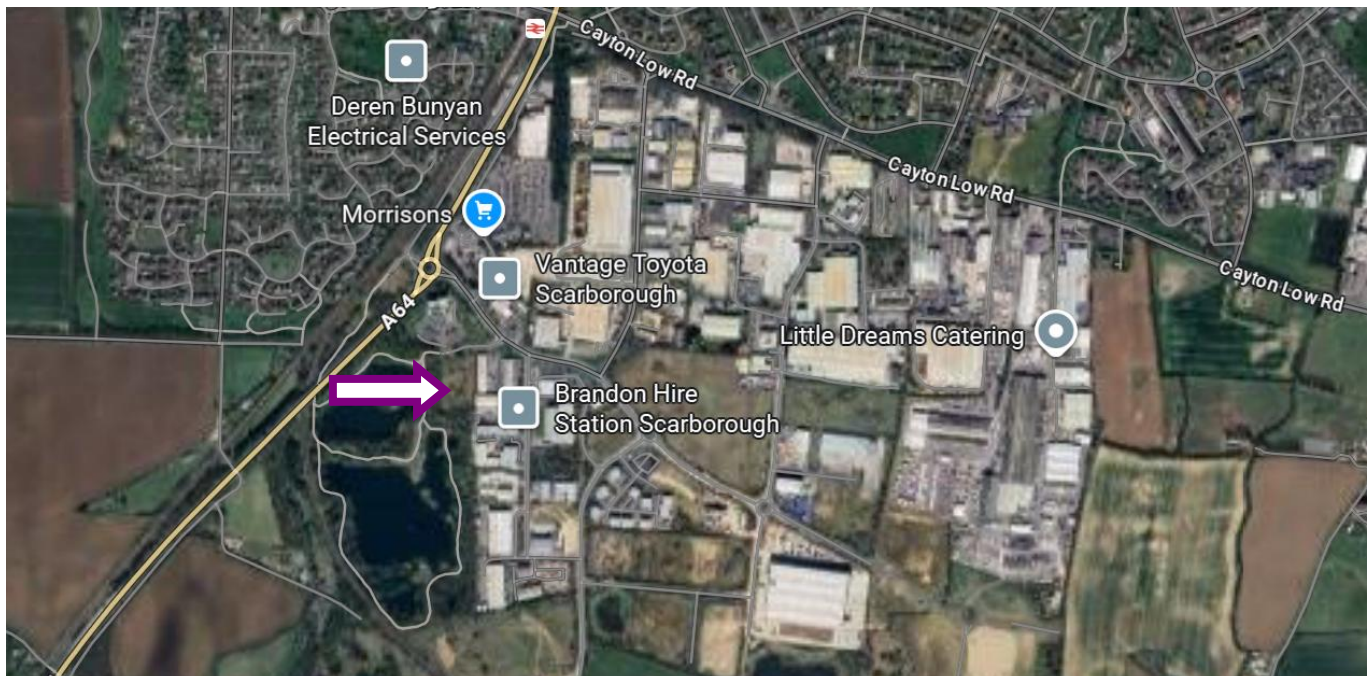
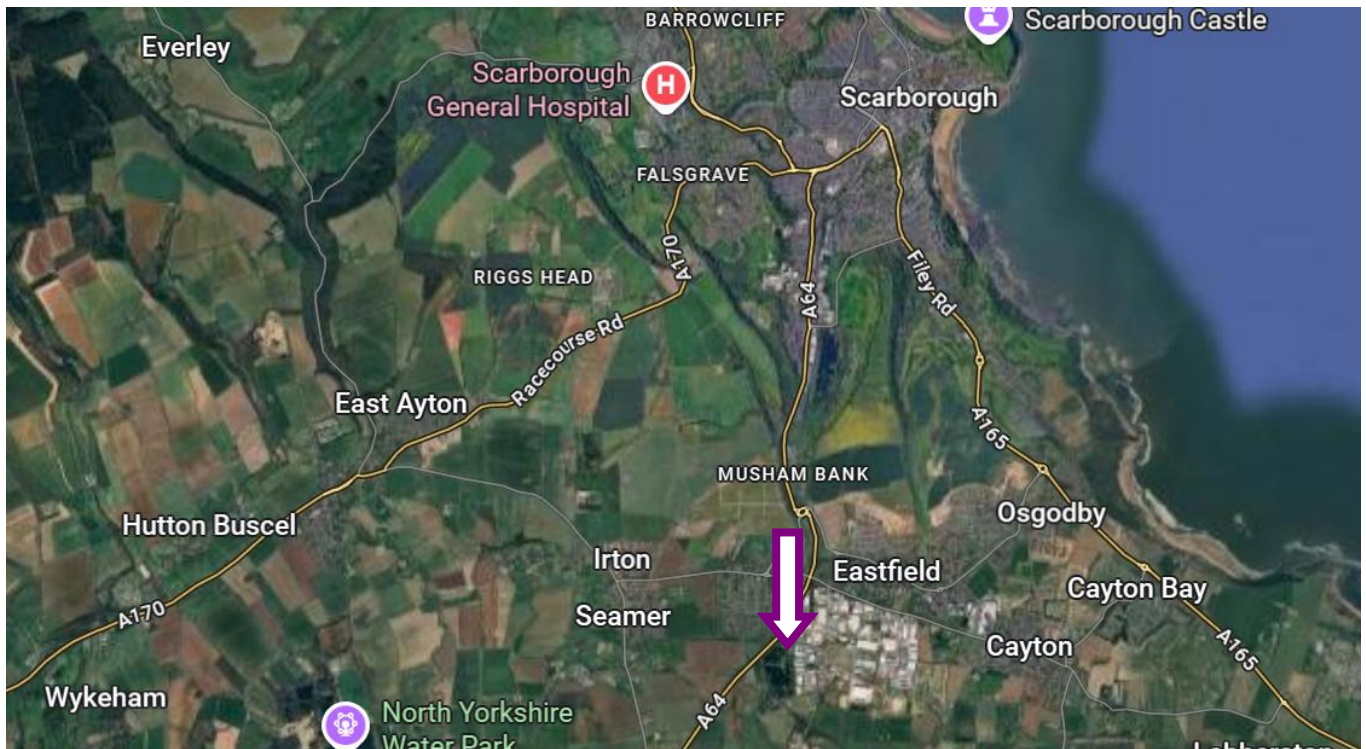
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed to be exclusive of VAT.

LEGAL COSTS

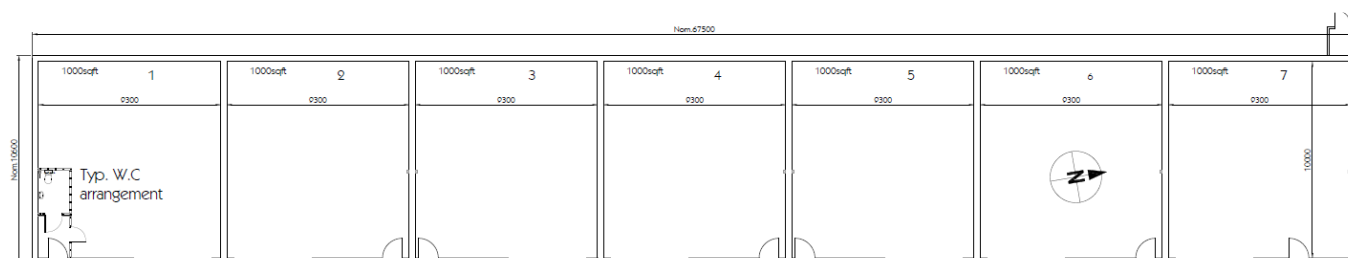
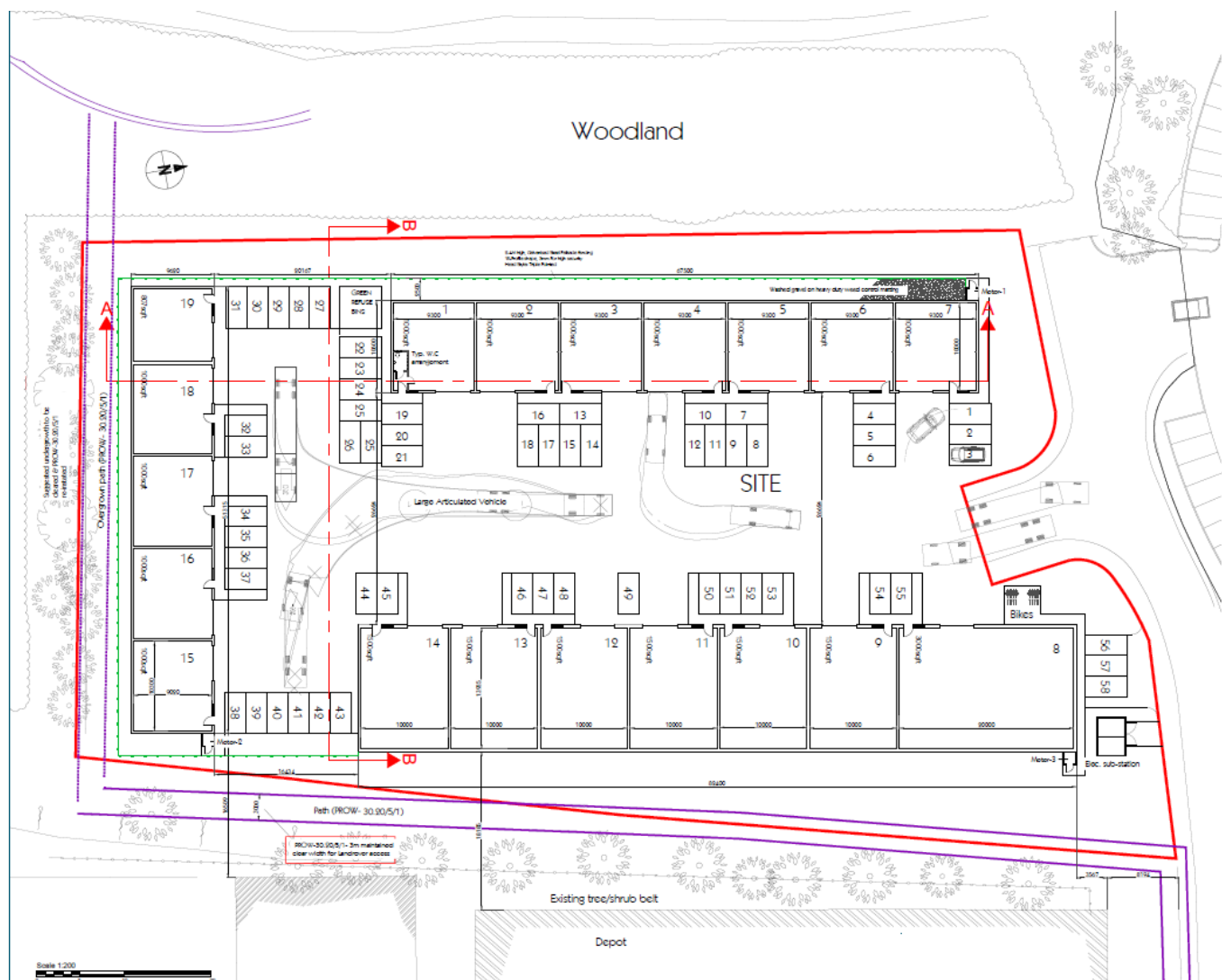
Each party will be responsible for their own legal costs incurred in connection with this transaction.

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 – 010925



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.



Indicative plans and elevation drawings for guidance purposes only – not to be relied on

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