



BRIDLINGTON
BUSINESS PARK

NEWLY REFURBISHED

TRADE, INDUSTRIAL & STORAGE UNITS

BESSINGBY WAY, BRIDLINGTON YO16 4SJ

UNDER CONSTRUCTION
DUE FOR COMPLETION Q4 2023

1,000 - 15,000 SQ FT
INDUSTRIAL
TO LET

Enquire about your perfect
industrial or trade space today

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DESCRIPTION

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The property is currently undergoing a comprehensive refurbishment to provide modern industrial, trade counter and storage accommodation in sizes from 1,000-15,000 sq ft. Once completed each unit will benefit from roller shutter access, demised parking and concrete floor slab. It is expected the refurbishment works will be completed Q4 2023.

The estate benefits from CCTV, landscaping, PV electricity and on site management and is home to a mix of national and local occupiers across a number of sectors.

SITUATION

Bridlington Business Park is located in Bridlington in the East Riding of Yorkshire. The estate is situated on the north side of Bessingby Way, a popular industrial and trade counter location, adjacent to the main road.

The estate is well linked to the road network being close to the A614 which provides a good connection to the surrounding towns of Driffield, Beverley and Scarborough. Bridlington also benefits from a train station which is located 1.2 miles from Bridlington Business Park.



AMENITIES



FRONT VIEW

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AERIAL VIEW

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ACCOMMODATION

UNIT	SQFT	AVAILABILITY	PRICE PER ANNUM
Unit 2	10,500	AVAILABLE	£45,000
Unit 7	2,820	AVAILABLE	£14,100
Unit 8 & 9	5,661	AVAILABLE	£28,305
Unit 10	4,200	AVAILABLE	£29,400
Unit 11	2,620	AVAILABLE	£18,340
Unit 12	2,566	AVAILABLE	£17,962
Unit 13	2,569	AVAILABLE	£17,983
Unit 14	2,577	AVAILABLE	£18,039
Unit 15	2,619	AVAILABLE	£18,333
Unit 16	2,537	AVAILABLE	£17,759
Unit 17	2,537	AVAILABLE	£17,759
Unit 18	6,385	AVAILABLE	£44,695
Unit 19	1,289	AVAILABLE	£10,000
Unit 20	1,285	AVAILABLE	£10,000
Unit 21	1,285	AVAILABLE	£10,000
Unit 22	1,285	AVAILABLE	£10,000
Unit 23	1,285	AVAILABLE	£10,000
Unit 24	1,285	AVAILABLE	£10,000
Unit 25	1,285	AVAILABLE	£10,000
Unit 26	1,285	AVAILABLE	£10,000
Unit 27	1,285	AVAILABLE	£10,000
Unit 28	2,145	AVAILABLE	£15,015



SITE PLAN

AVAILABLE



OCCUPIED



SPECIFICATION



Electric loading doors



5.5 clear internal height



Site secured with CCTV



PV Electricity supply



Generous Parking facilities



Landscaped environment



Ability to combine units



37.5kN sq m floor loading



On site management



TRADE UNITS

The trade counter units benefit from frontage onto the estate roadway with potential for tenants to install glazed shop fronts behind the roller shutters for a more public facing appearance. Finished to a high standard with high floor loading capacity and LED lighting throughout.



Electric loading doors



Generous Parking facilities



Landscaped environment



PV Electricity supply



37.5kN sq m floor loading



Site secured with CCTV



INDUSTRIAL UNITS

The industrial/storage units are access via the internal roadway and benefit from roller shutter access, concrete floor slab with high loading capacity and LED lighting throughout. The smaller industrial units utilise communal w.c. facilities on the estate.



Electric loading doors



Generous Parking facilities



Landscaped environment



PV Electricity supply



37.5kN sq m floor loading



Site secured with CCTV



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INFORMATION

PROGRAMME

Under construction, completion Q4 2023.

VAT

The property is elected for VAT.

TERMS

Units will be available to lease on a full repairing and insuring basis on terms to be agreed.

RENT

Price on Application

SERVICE CHARGE

Tenants contribute a fair proportion to the estate service charge.

EPC

To be confirmed

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