



4b Manor Court, Eastfield, Scarborough YO11 3TU

£16,000 Per Annum + VAT

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



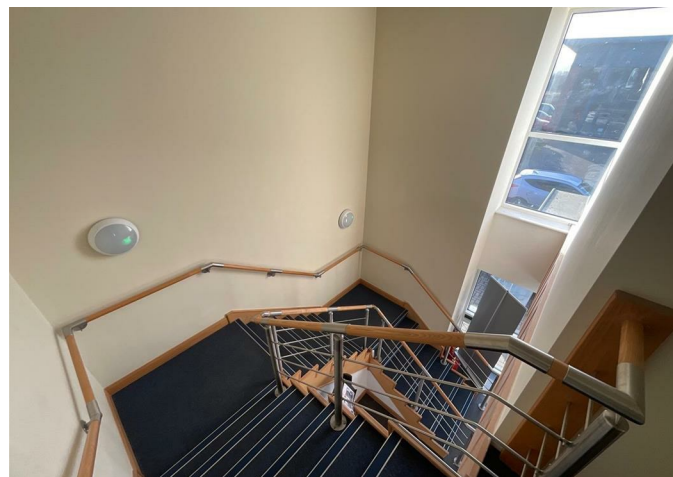
TO LET | 1,215 sq ft Modern Office Suite with 4 Clear Car Parking Spaces located on Scarborough Business Park.

The rent is inclusive of reasonably electric and water usage The suite is accessed via a spacious communal entrance with shared toilet and kitchen facilities with the ground floor occupier. Stairs lead up to the 1st floor suite which is openplan throughout with a single cellular office in the corner. The suite itself extends to a net internal area of approximately 1,215 sq ft and benefits from 4 clear car parking spaces located directly outside the unit. Occupiers within the park include: HSBC, Handlesbanken, Sirius Minerals, NFU Mutual together with many others. A fantastic opportunity to lease this stunning office suite, set in the heart of this busy and vibrant business park on the outskirts of Scarborough. All enquiries to CPH Commercial.

Business Rates: £14,250. The property should qualify for a degree of business rates relief.

EPC: Band D.

VAT: Elected for VAT



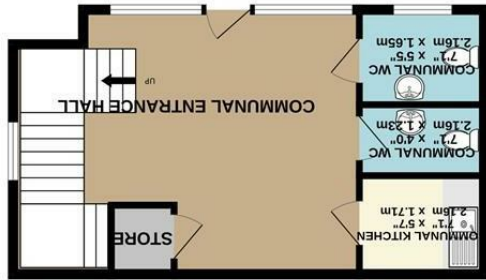


Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

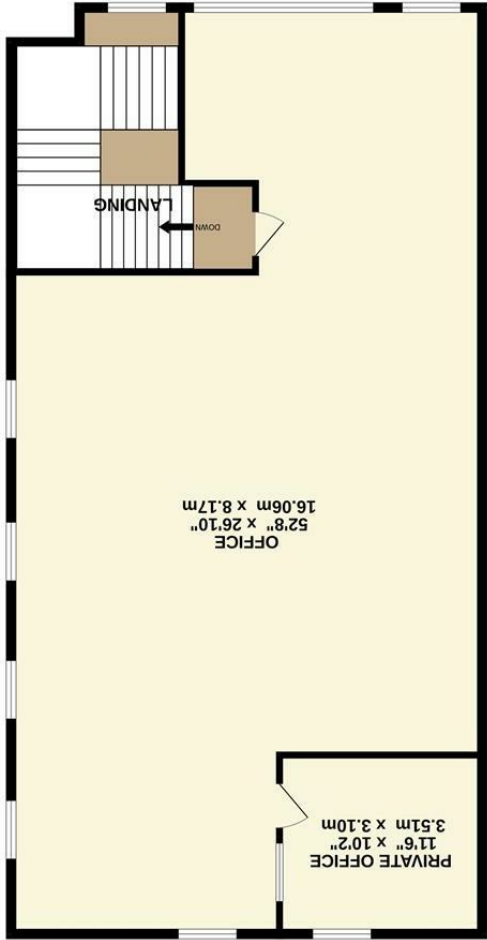
CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



GROUND FLOOR
 395 sq.ft. (36.7 sq.m.) approx.

TOTAL FLOOR AREA: 1800 sq.ft. (167.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
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1ST FLOOR
 1405 sq.ft. (130.5 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO₂) Rating

