



Hillview Industrial Park Barrys Lane, Scarborough YO12 4BZ  
Rent: £8,500 Per Annum + VAT

**CPH**  
COMMERCIAL

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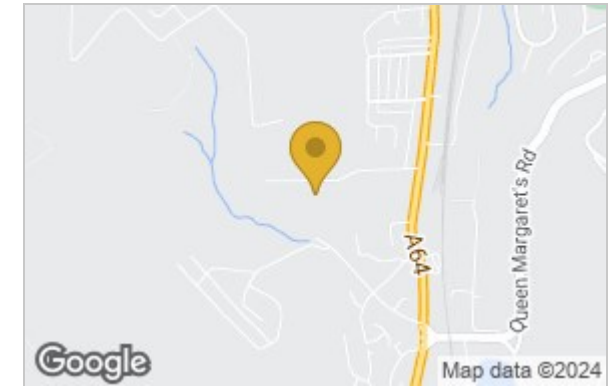
TO LET | 1,045 sq ft Modern Warehouse in secluded setting off Seamer Road. 100% Small Business Rates Relief.

These new build industrial units are ideal starter / storage units will no doubt appeal to a number of local businesses. The units extend to a Gross Internal Area of some 1045 sq ft and come equipped with a toilet facility, roller vehicular access door and pedestrian door. The units benefit from an Apex height of some 8.81 m and an Eaves height of circa 5.60m. The vehicular door measures 3.46m in width by 4.17m in height. The units are available on new Full Repairing and Insuring leases for a minimum 3 year term. No Car Mechanics unfortunately. VAT and Service Charge payable. Further details on request. All enquiries to CPH COMMERCIAL.

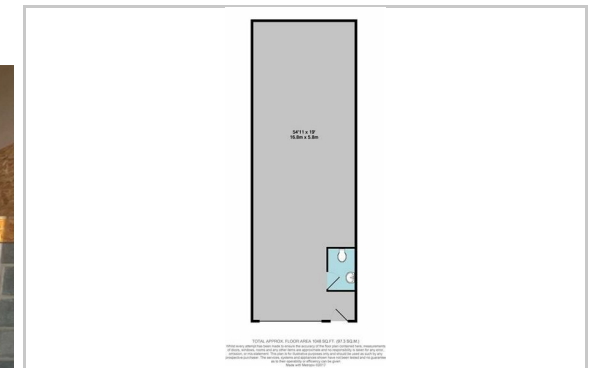
EPC:

Business Rates: £6,700 (100% Small Business Rates Relief available on this property)

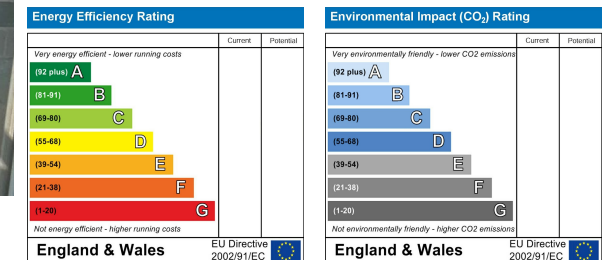
## Area Map



## Floor Plan



## Energy Efficiency Graph



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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