



Unit 7 Olympian Trading Estate, Cayton Low Road, Eastfield, Scarborough
£22,500 Per Annum + VAT

Unit 7 Olympian Trading Estate, Cayton Low Road, Eastfield,

TO LET | Circa 4,500 sq ft Industrial Unit / Warehouse located on the popular Olympian Trading Estate at Eastfield. Excellent warehouse accommodation together with a good amount of office space. 3 phase electric supply and 4m x 4m vehicular roller shutter door.

The CPH COMMERCIAL department brings to the market this modern industrial / warehouse unit located on the ever popular Olympian Trading Estate. The property is perfectly placed to take advantage of the A64 trunk road which links Scarborough and the Yorkshire Coast to York and the A1(M) beyond. Eastfield is home to many international, national and local businesses which include Plaxtons, McCains and Raflatac to name just a few. Car dealerships such as VW, Toyota, Kia, Hyundai and Skoda are located at Eastfield, as are office occupiers like NFU, Handelsbanken and Anglo American.



DESCRIPTION:

The property comprises an end terrace industrial unit of steel portal frame construction, clad externally with profile metal sheeting with brick infill walls. The unit benefits from an area of dedicated yard with car parking to the front and is accessed via a 4m x 4m roller vehicular access door together with a separate pedestrian entrance. Internally the unit benefits from extensive office/storage content, a disabled toilet facility, staff fitted kitchen and a 3 phase electric supply. The dimensions of the property are approximately 30m (length) by 14m (width) with an eaves height of circa 5.95m and an apex height of 7.78m.

LOCATION:

Scarborough is the main commercial hub on the North Yorkshire Coast benefitting from a resident population of approximately 82,000, a number which swells dramatically during the tourist

season.

Olympian Trading Estate is located in the heart of Eastfields Industrial Estate and is accessed off Cayton Low Road, being perfectly positioned for easy access to the A64 trunk road to York and the motorway network beyond.

ACCOMMODATION:

The unit extends to a Gross Internal Area of approximately 4,500 sq ft.

BUSINESS RATES:

Current Rateable Value - £20,750

VAT:

VAT is payable.

EPC:

Band C.

SERVICE CHARGE:

10% + VAT of the annual rent levied as a Service Charge to cover site maintenance, buildings insurance etc.

Area Map



Floor Plan



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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