

**A NEW
development
of 32
commercial
units**

MANOR ROAD BUSINESS PARK

Manor Road, Scarborough, YO12 7RY

Town Centre location, would suit either start-up or established businesses.

PHASE ONE CONSISTS OF:

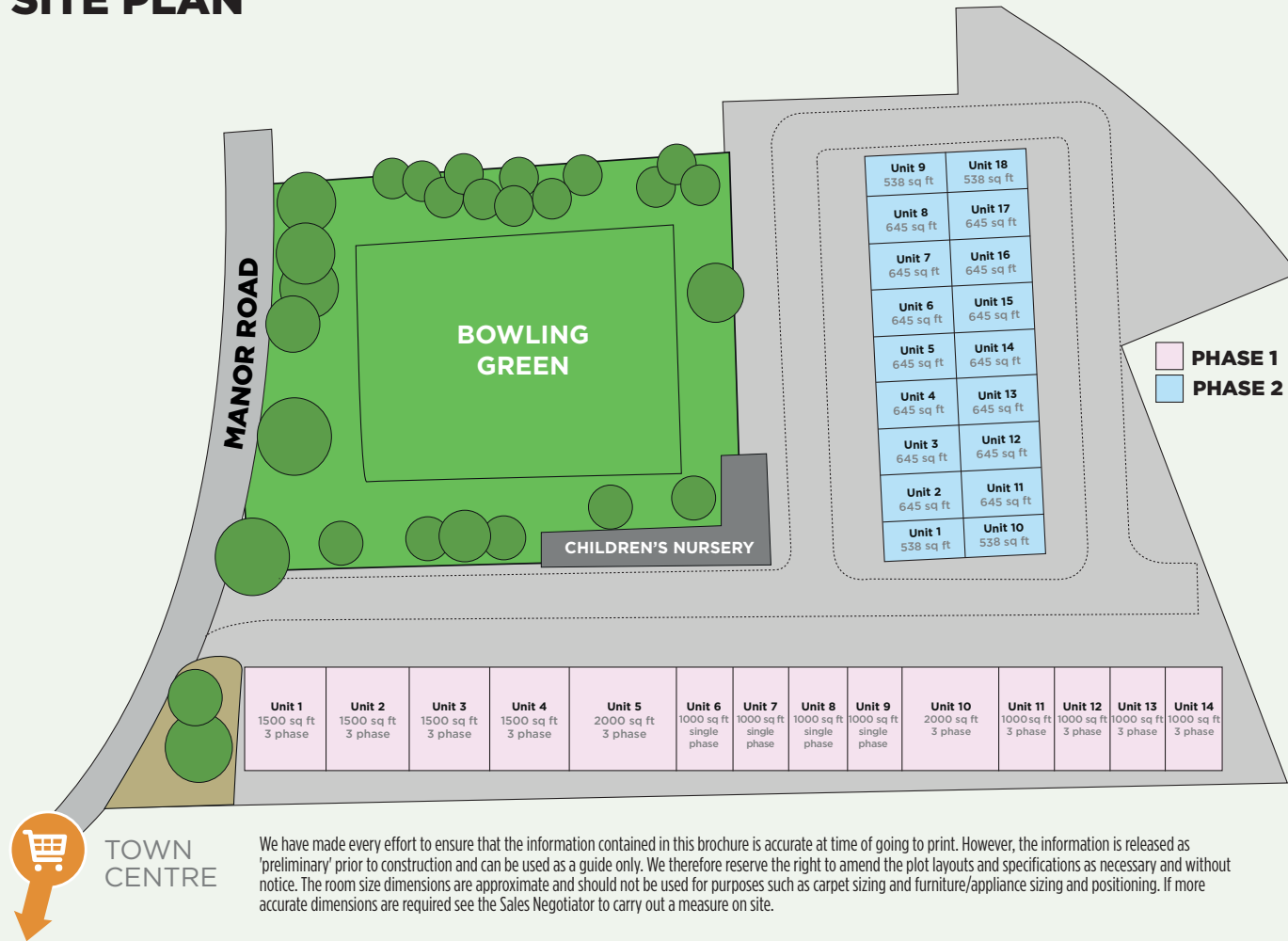
- 14 commercial units from 1000 square feet (93 sq m)
- Class E and B8 use
- Mains electric and water on an individual metered supply.
- Foul drainage connectivity.
- BT Openreach fibre telephone/broadband (individual connection fees apply)
- Glazed personnel door and electric sectional door to each unit
- CCTV
- Shell specification. Adaptations allowed to individual units subject to landlord approval and construction stage
- Dedicated parking

PHASE TWO CONSISTS OF:

- 18 commercial units from 538 square feet (50 square metres)
- Class E and B8 use
- Single phase electric and water on an individual metered supply.
- Foul drainage connectivity.
- BT Openreach fibre telephone/broadband (individual connection fees apply)
- Glazed personnel door and electric sectional door to each unit
- CCTV
- Shell specification. Adaptations allowed to individual units subject to landlord approval and construction stage
- Dedicated parking



SITE PLAN



Unit 1 1500 sq ft 3 phase	Unit 2 1500 sq ft 3 phase	Unit 3 1500 sq ft 3 phase	Unit 4 1500 sq ft 3 phase	Unit 5 2000 sq ft 3 phase	Unit 6 1000 sq ft single phase	Unit 7 1000 sq ft single phase	Unit 8 1000 sq ft single phase	Unit 9 1000 sq ft single phase	Unit 10 2000 sq ft 3 phase	Unit 11 1000 sq ft 3 phase	Unit 12 1000 sq ft 3 phase	Unit 13 1000 sq ft 3 phase	Unit 14 1000 sq ft 3 phase
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Unit 9 538 sq ft	Unit 18 538 sq ft
Unit 8 645 sq ft	Unit 17 645 sq ft
Unit 7 645 sq ft	Unit 16 645 sq ft
Unit 6 645 sq ft	Unit 15 645 sq ft
Unit 5 645 sq ft	Unit 14 645 sq ft
Unit 4 645 sq ft	Unit 13 645 sq ft
Unit 3 645 sq ft	Unit 12 645 sq ft
Unit 2 645 sq ft	Unit 11 645 sq ft
Unit 1 538 sq ft	Unit 10 538 sq ft

PHASE 1 - UNIT SPECIFICATIONS

Units	Square Feet
Unit 1	1500 sq ft, three phase electric
Unit 2	1500 sq ft, three phase electric
Unit 3	1500 sq ft, three phase electric
Unit 4	1500 sq ft, three phase electric
Unit 5	2000 sq ft, three phase electric
Unit 6	1000 sq ft, single phase electric
Unit 7	1000 sq ft, single phase electric
Unit 8	1000 sq ft, single phase electric
Unit 9	1000 sq ft, single phase electric
Unit 10	2000 sq ft, three phase electric
Unit 11	1000 sq ft, three phase electric
Unit 12	1000 sq ft, three phase electric
Unit 13	1000 sq ft, three phase electric
Unit 14	1000 sq ft, three phase electric

PHASE 2 - UNIT SPECIFICATIONS

Units	Square Feet
Unit 1	538 sq ft
Unit 2	645 sq ft
Unit 3	645 sq ft
Unit 4	645 sq ft
Unit 5	645 sq ft
Unit 6	645 sq ft
Unit 7	645 sq ft
Unit 8	645 sq ft
Unit 9	538 sq ft
Unit 10	538 sq ft
Unit 11	645 sq ft
Unit 12	645 sq ft
Unit 13	645 sq ft
Unit 14	645 sq ft
Unit 15	645 sq ft
Unit 16	645 sq ft
Unit 17	645 sq ft
Unit 18	538 sq ft

We have made every effort to ensure that the information contained in this brochure is accurate at time of going to print. However, the information is released as 'preliminary' prior to construction and can be used as a guide only. We therefore reserve the right to amend the plot layouts and specifications as necessary and without notice. The room size dimensions are approximate and should not be used for purposes such as carpet sizing and furniture/appliance sizing and positioning. If more accurate dimensions are required see the Sales Negotiator to carry out a measure on site.

LOCATION

The Manor Road development is in Scarborough, which is an established commercial, tourist and retail centre. Laying approximately 40 miles east of York and 57 miles from the centre of Leeds. The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the North East Coast. With excellent linking roads such as the A64, A165 and A170, and the train station in the town centre, Scarborough is easily accessible and attracts on estimate 7 million visitors a year.