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**Bessingby Way,  
Bridlington, YO16 4SJ**

**Rent - £30,700 Per  
Annum**

Available immediately, this recently refurbished light industrial / warehouse unit would make an ideal Trade Counter location. It is well positioned towards the front end of the well established and busy Bessingby Way industrial Estate in Bridlington with a gross floor area of approximately 356 sqm (3,838 sq ft). The unit is available on a new Landlord & Tenant Act lease with terms to be agreed and a commencing rent of £30,700 pax.



## THE UNIT

21'10" x 19'8" then 48'10" x 69'8"

Glazed double doors with electric security roller shutter to the front and double glazed window and WC facility to the side.

## TENURE

Leasehold with new Landlord & Tenant Act lease.

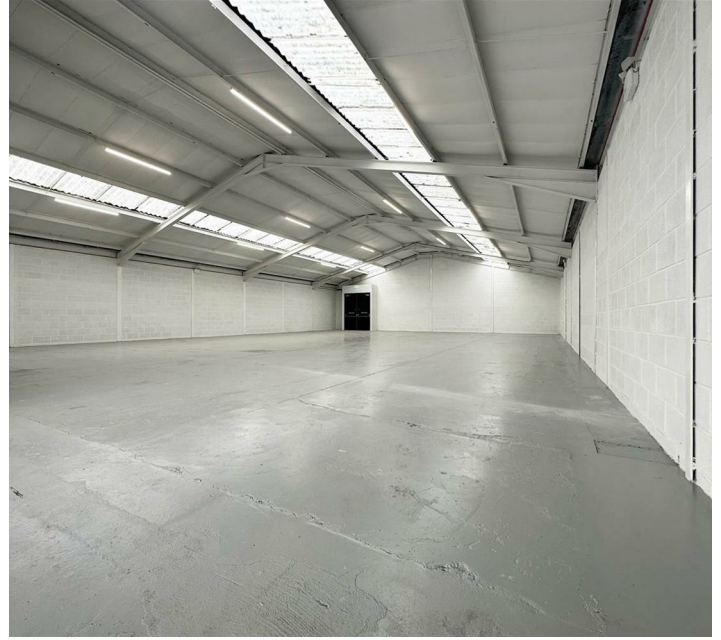
## RENT

Commencing rent of, £30,700 per annum exclusive of rates and services

## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR  
3838 sq.ft. (356.6 sq.m.) approx.



TOTAL FLOOR AREA - 3838 sq.ft. (356.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee is given to their operability or efficiency can be given.  
Made with Hogeno C1023

## Bessingby Way - 18336860

### Council Tax Band -

### Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

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



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