



**colin ellis**  
your trusted property experts

**Westborough,**  
Scarborough, YO11 1UN

**TO LET - £250 Per Month**

We are delighted to offer a number of office suites in the heart of Scarborough town centre. Each office will have the benefit of Wi-Fi, heating and lighting included in the monthly costs and the ability to book out the conference / meeting room that has the benefit of a large 50 inch monitor. Communal kitchen and toilet facilities along with a shower. Rents from £175 pcm. Available immediately.



## LOCATION

46a Westborough is located in a prime location within close proximity to Brunswick Shopping Centre and the main Railway Station. The parade includes Santander and Nationwide.

Scarborough is the UK's oldest holiday resort having been a spa town and tourist resort for over 200 years. The town is an affluent commercial centre and includes the Headquarters of North Yorkshire County Council, McCains amongst others.

## STAIRCASE TO FIRST FLOOR

Office One - 20.37 sq.m - OCCUPIED  
Office Two - 23.25 sq.m - OCCUPIED  
Office Three - 6.97 sq.m

Staff W.C.

## SECOND FLOOR

Office Four - 20.37 sq.m - OCCUPIED  
Office Five - 23.25 sq.m - MEETING ROOM  
Office Six - 6.97 sq.m

Staff W.C

## THIRD FLOOR

Office Seven - 20.73 sq.m  
Office Eight - 21.66 sq.m  
Office Nine - 6.97 sq.m

Kitchen - Base and wall units with worktop, Stainless Steel sink unit.

## BUSINESS RATES

included in the rent

## RENT

Office One - OCCUPIED  
Office Two - OCCUPIED  
Office Three - £175 pcm  
Office Four - OCCUPIED  
Office Five - Meeting room  
Office Six - £175 pcm  
Office Seven - £250 pcm  
Office Eight - £250 pcm  
Office Nine - £175 pcm

## LEASE

New Lease with terms to be agreed

## VIEWING

Strictly via sole agents Colin Ellis Commercial.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 as to their operability or efficiency can be given.  
Made with Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(69-80)	B	75	75
(55-68)	C		
(39-54)	D		
(21-38)	E		
(9-20)	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Westborough - 18011258**  
**Council Tax Band - Exempt**  
**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.



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