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## **Plaxton Park Ind Est, Scarborough, YO11 3BY**

**Rent - £38,000 Per Annum**

Situated within the well-established Plaxton Park Industrial Estate on Cayton Low Road in Scarborough, this recently refurbished industrial unit presents an excellent opportunity for businesses seeking a modern and spacious environment. Spanning an impressive 5,425 square feet (503 square metres), the unit is designed to accommodate a variety of industrial needs, making it a versatile choice for potential tenants.

The property is available for immediate occupation, allowing businesses to swiftly set up operations without delay. In addition to this unit, there are more units coming available shortly, up to 10,200 Sqft (947 sqm) including a prominent trade counter opportunity.

Whether you are a start-up or an established company, this industrial unit at Plaxton Park offers the perfect blend of space, location, and modern facilities to help your business thrive.

## LOCATION

Plaxton Park is a mixed use commercial business park providing over 500,000 sq ft of space, situated approximately 4 miles south of the main town centre. The Park has direct frontage to Cayton Road a main arterial road linking Scarborough to Filey, Bridlington and Hull. The A64 trunk road that connects Scarborough to York, Leeds and the A1(M) is a short distance away. It is approximately 0.9 miles from Seamer Train Station.

## UNIT 5

**\*\*COMING SOON\*\*** Comprises a unit of approximately 10,200 sq ft and is subject to a scheme of refurbishment and will include an electric roller shutter to the front, pedestrian access and car parking allocation.

## UNIT 6A

This unit has recently been refurbished and is approximately 5,425 sq ft with the benefit of an electric roller shutter to the front and service entrance to the rear along with a kitchenette and WC facilities.

The unit has a painted solid concrete floor, three phase electricity and a loading door leading from the spacious external yard area. Externally, the property benefits from a large concrete hard standing area providing for both car parking and external storage. Additional parking is provided nearby.

Local occupiers include ADL and McCain Frozen Foods.

## TENURE

New Landlord & Tenant Act lease available with terms to be agreed.

## RENT

Unit 5 = TBC

Unit 6A = £37,975 per annum

Exclusive of rates, service charge and insurance.

## SERVICE CHARGE

A service charge will be levied in respect of 24-hour site security (operating 365 days a year), estate maintenance, water, estate lighting and other estate costs.

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed to be exclusive of VAT.

## VIEWING

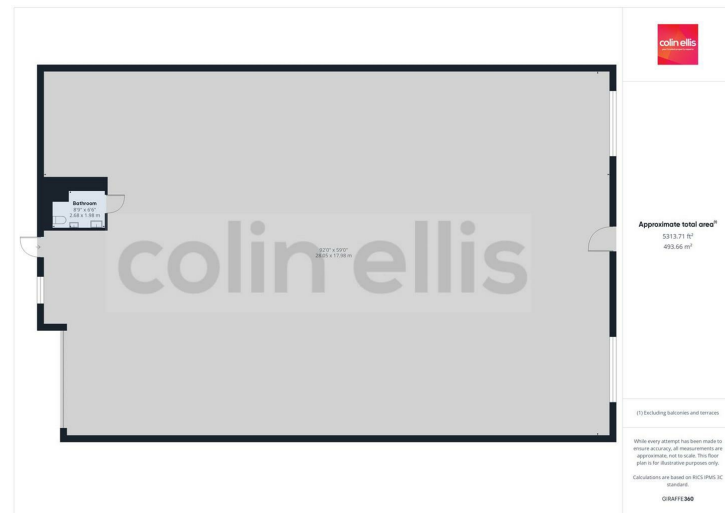
To arrange a viewing please call

Wai Kong Yau  
Colin Ellis Property Services  
01723 363565

or

Andrew McBeath  
McBeath Property Consultancy  
07725 416002

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## Plaxton Park Ind Est - 18578961

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		
Very energy efficient - lower running costs	Current	Potential
(91-95) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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