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your trusted property experts

**Depot Lane,**  
**Scarborough, YO12 4EB**

**Rent - £10,000 Per Annum**

This light industrial / warehouse unit offers a gross floor area of approximately 135 sqm (1,452 sq ft). Available on a new lease direct from the landlord the unit would suit a variety of uses.



FULL DESCRIPTION

Steel frame light industrial unit with 4 metre eaves.

LOCATION

Situated just off Seamer Road, Depot Lane is conveniently located for getting in and out of the main town centre.

SERVICES

All mains services are believed to be connected to the unit.

TERMS

£10,000 per annum exclusive of rates and services.

Length of lease to be agreed.

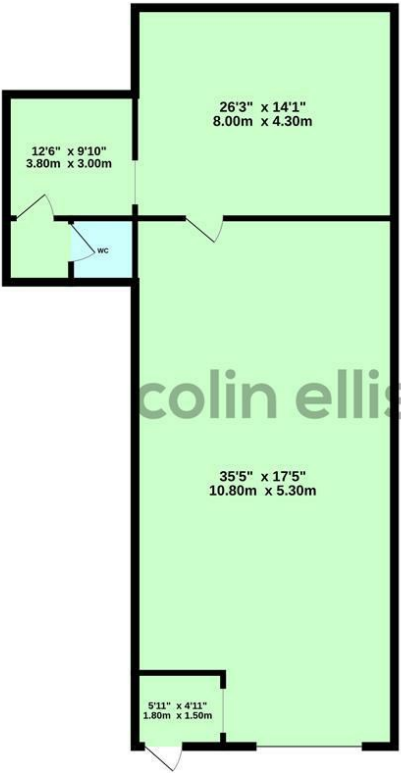
VIEWING

Strictly via Colin Ellis Property Services on 01723 363565

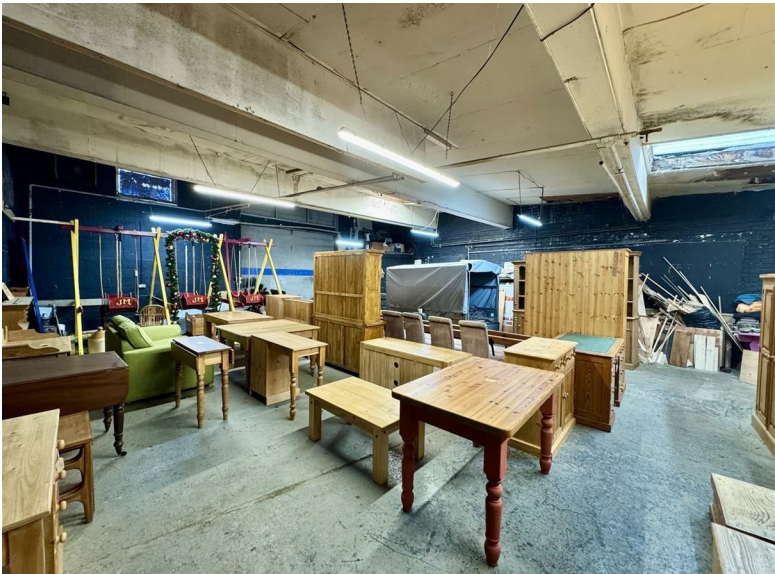
LEGAL COSTS

Each party to pay their own legal fees in dealing with the lease.

GROUND FLOOR

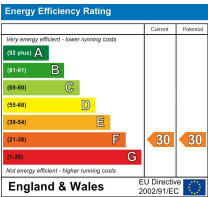


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Depot Lane - 18741474  
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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