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**Cayton Low Road,
Scarborough, YO11 3BZ**

Rent - £26,000 Per Annum

UNIT 1 - A prominent office and warehouse unit located within the Cayton Business Centre that would suit a variety of users. Offering a gross floor area of approximately 2,127 sq ft of warehousing / workshop and 1,857 sq ft of office space along with additional staff ancillary accommodation the unit is very versatile.

Available with immediate vacant possession.



The unit is situated off Cayton Low Road, Scarborough within easy access of the A4, positioned circa 0.5 miles to the east, which in turn lead to the A1M and the national motorway network. The site is approximately 5 miles South of Scarborough town centre, 40 miles East of York and 64 miles East of Leeds.

Specifically, the unit is situated adjacent to the Eastfields Industrial Estate, accessed off the B1261 Cayton Low Road. The immediate vicinity is all of industrial use, with occupiers including Booker Wholesale, Schneider Electric and ACS & T Seamer Transport.

Set out with offices to the front and the workshop / warehouse to the rear at ground floor level with the benefit of a roller shutter to the side. The first floor includes 5 offices, board room along with WC and kitchen area.

The units are available by way of a new lease with terms to be agreed.

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

By prior appointment with the sole agents, Colin Ellis Property Services on 01723 363565

From enquires on the VOA website we believe the building is currently exempt from Business Rates as the value is less than £16,500 per annum. You should make your own enquires to ensure this is correct prior to legal commitment to lease.

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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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