



**TO LET**

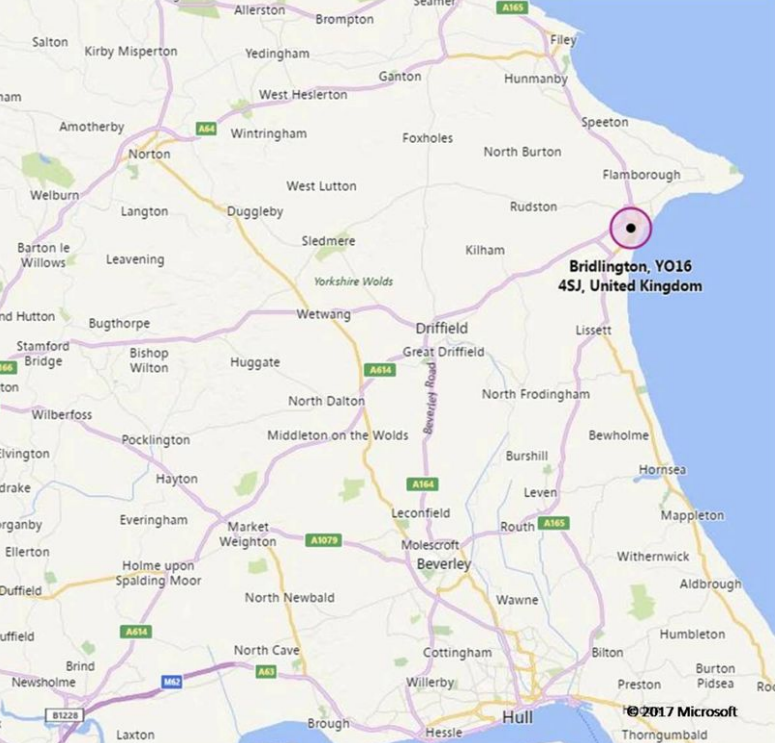
# BESSINGBY INDUSTRIAL ESTATE

**BESSINGBY WAY, BRIDLINGTON, EAST YORKSHIRE,  
YO16 4SJ**



- Thriving Bridlington business location
- Modern industrial workshop units
- Estate CCTV cover
- Mains services inc 3 Phase Electricity
- Range of simple tenancy agreements
- Quick completions (subject to status)

**WORKSHOP / INDUSTRIAL UNITS  
FROM 506 - 1,000 sq ft (47 - 93 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
Scarborough	19	38	Car
Hull	30	53	Car
York	41	1hr 09	Car
Driffield	12	21	Car

Source: theAA.com

# BESSINGBY INDUSTRIAL ESTATE

BESSINGBY WAY, BRIDLINGTON, EAST YORKSHIRE



## DESCRIPTION

The workshop units comprise 15 units in three terraces off a shared central forecourt and car park. All the units are steel framed with reinforced concrete floors, brickwork elevations and separate loading and personnel doors. Roofs are pitched insulated metal deck with translucent roof lights. The estate is fenced and gated and has CCTV cover.

## SPECIFICATION

- Estate CCTV cover
- 24/7 access
- Up and over loading doors
- Reinforced concrete floors
- Mains services (inc 3 phase electricity)
- Some units include an office

## EPC

The EPC ratings range between B37 and E114 and for available units are shown on the sheets attached

## LOCATION

The units are located on Bessingby Way, Bridlington Road just off the A165, giving easy access to the town centre. This is a popular business area in Bridlington with Morrisons supermarket, Britax, Howdens, Graham Heating and Plumbing, City Plumbing, Mc Donalds Restaurant and Drive Thru and B&Q all close by.

## TERMS

- Range of Tenancy Agreements available
- Rents payable by monthly direct debit
- Tenant repairs interior (inc doors and windows)
- Landlord repairs exterior and structure
- Landlord insures the building
- Administration fee of £150 payable on completion
- All rents are subject to VAT at standard rate

## VIEWING / FURTHER INFO

Please contact us to arrange a viewing



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