

**colin ellis**  
your trusted property experts

**Manor Road,  
Scarborough, YO12 7BE**

**Rent - £17,600 Per Annum**

Situated on a modern and establishing Business Park, we currently have one light industrial warehouse available with immediate vacant possession.

With Unit 5 at 2,000 sq ft it is designed to accommodate a variety of industrial and warehousing needs, making it an ideal choice for those looking to expand or establish their operations.

With flexible lease terms available, the units can be tailored to suit your specific requirements, providing the adaptability that modern businesses demand.

Unit 5 is also equipped with three-phase electrics and both have the benefit of pedestrian doors and Electric roller shutters to the front, facilitating the easy movement of goods in and out of the premises.

Offered at an annual rent of £17,600 plus VAT for Unit 5, this industrial unit represents a competitive option in the Scarborough area. Whether you are a start-up or an established business, this unit is poised to support your growth in a thriving location. Do not miss the chance to secure this exceptional space for your enterprise.

## LOCATION

The unit is situated on Manor Road Business Park and are within convenient access to the main road networks in and out of Scarborough. There are a number of established businesses on the park.

## UNIT 5

14.2 x 13.3 (46'7" x 43'7")

Modern light industrial / warehouse unit with a gross floor area of approximately 2,000 sq ft and an eaves height of 5m the unit.

This unit has the benefit of 3 phase electrics.

Rent of £17,600 Per annum + VAT

## TENURE

Leasehold. The landlord would consider short term 6 month leases up to 6 years.

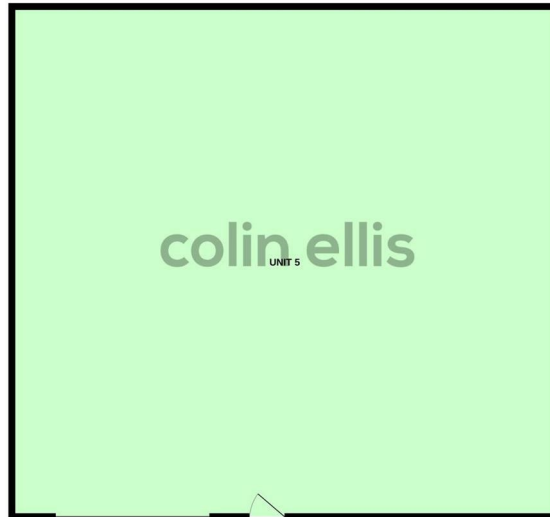
## VIEWING

Strictly by appointment with sole agents, Colin Ellis Property Services on 01723 363565

To view all our current listings please visit [www.colinellis.co.uk](http://www.colinellis.co.uk)



GROUND FLOOR  
2033 sq.ft. (188.9 sq.m.) approx.



**Manor Road - 18790537**

**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.



Tel: 01723 363565  
E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)