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**Salter Road,
Scarborough, YO11 3UZ**

Rent - £20,000 Per Annum

We are pleased to offer a modern light industrial / warehouse unit available for lease on Salter Road in Eastfield, Scarborough. This impressive property spans a gross floor area of 335 square metres, (3,600 sq ft), making it an ideal space for various industrial, business or warehousing needs. It has been previously used as a car body repair workshop and may suit the same again.

The unit is set within its own grounds with car parking spaces to the front. It offers a functional and efficient working environment for your operations and includes a reception area and mezzanine floor with kitchen facilities and an office.

This unit is available immediately, allowing for a swift transition for those looking to establish or expand their business in the area. The lease is competitively priced at £20,000 per annum, plus VAT, making it an attractive option for businesses seeking quality space in a strategic location.

Eastfield is a thriving area with excellent transport links, ensuring easy access to Scarborough and beyond. This industrial unit presents a fantastic opportunity for businesses looking to secure a well-located and modern facility.

LOCATION

The unit is situated on the established Eastfield industrial estate, approximately 4 miles south of Scarborough town and is within convenient access to the main road networks leading in and out of the town.

THE UNIT

25m x 13 (82'0" x 42'7")

Pedestrian door opening to a reception area with a 5m wide electric shutter to the main workshop area and 6m eaves, the unit also benefits from a mezzanine floor to part that allows for an office and kitchen.

TENURE

Leasehold and available on a new Landlord and Tenant Act lease with terms to be agreed.

RENT

£20,000 per annum + VAT and excluding rates and services

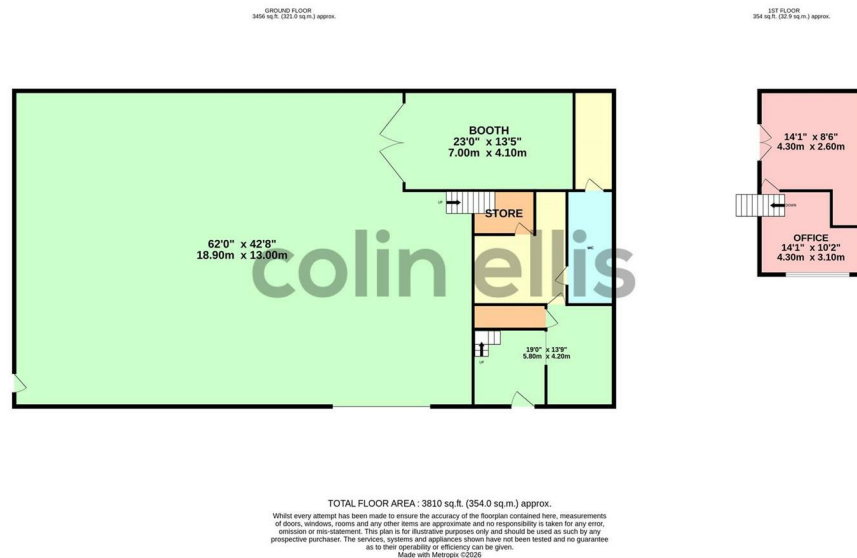
BUSINESS RATES

For the year April 2026 the business rateable value is £21,500 per annum with the uniform Business Rates Multiplier of 0.58p per £ payable.

VIEWINGS

Strictly via sole agents Colin Ellis Property Services on 01723 363565

To view all our current commercial listings please visit www.colinellis.co.uk



Salter Road - 18793543

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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