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Hunmanby Industrial Estate, Rent - £30,000 Per Annum **Filey, YO14 0PH**

Located within the Hunmanby Industrial Estate in Filey, this impressive light industrial / warehouse unit presents a remarkable opportunity for businesses seeking a spacious and facility that is set within its own grounds. Spanning an expansive 684 square metres (7,367 square feet) on the ground floor, the unit offers ample room for various industrial activities, storage, or manufacturing purposes.

In addition to the generous ground floor space, the property features a mezzanine floor measuring 119 square metres (1,280 square feet), providing further versatility for your operational needs.

A new lease will be available from November 2025, making this an ideal prospect for businesses looking to establish or expand their presence in the area. With its strategic location in Hunmanby, the unit benefits from good transport links and proximity to local amenities, enhancing its appeal for potential tenants.

THE UNIT

18.7 x 36.6 (61'4" x 120'0")

Set within its own grounds this steel portal frame unit would suit a variety of businesses. There is a reception area and office to the front with kitchen and WC facilities to the side. This opens to the main workshop/ warehouse area which is currently sub divided into three work areas and includes two large roller shutters.

To the back of the site there is additional hard standing.

TENURE

Leasehold with new lease direct from the landlord with terms to be agreed.

RENT

Commencing rent of, £30,000 per annum exclusive of rates and services.

BUSINESS RATES

From information obtained on the VOA website we believe the current business rateable value is £35,750 per annum.

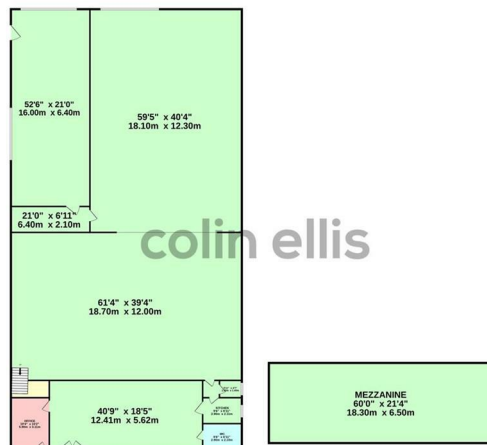
VIEWING

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

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GROUND FLOOR
7363 sq.ft. (684.0 sq.m.) approx.

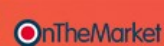


TOTAL FLOOR AREA: 7363 sq.ft. (684.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the above information, the seller does not warrant its accuracy and the buyer should verify the same by independent means. The agent is not responsible for any errors or omissions in this advertisement. The agent is not responsible for any errors or omissions in this advertisement. The agent is not responsible for any errors or omissions in this advertisement.

Hunmanby Industrial Estate - 18737395
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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