



20 Fairfield Way, Whitby, North Yorkshire YO22 4PU
Guide Price £735,000

Hendersons.
Estate & Letting Agents



Introducing 20 Fairfield Way, a rare opportunity to acquire a prominent, standalone commercial unit in the heart of the industrial district at over 12,000 sqft, exclusively offered by Hendersons. Positioned just off the main estate, this versatile property is perfectly suited to manufacturing, processing, or a wide range of industrial uses. There is also potential to subdivide the premises into smaller units, subject to the necessary permissions.

The unit features an attractive glass-fronted reception that creates a professional first impression, leading through to the substantial warehouse and production space beyond. Above, a profiled insulated metal sheet roof provides durability, security, and protection from the elements.

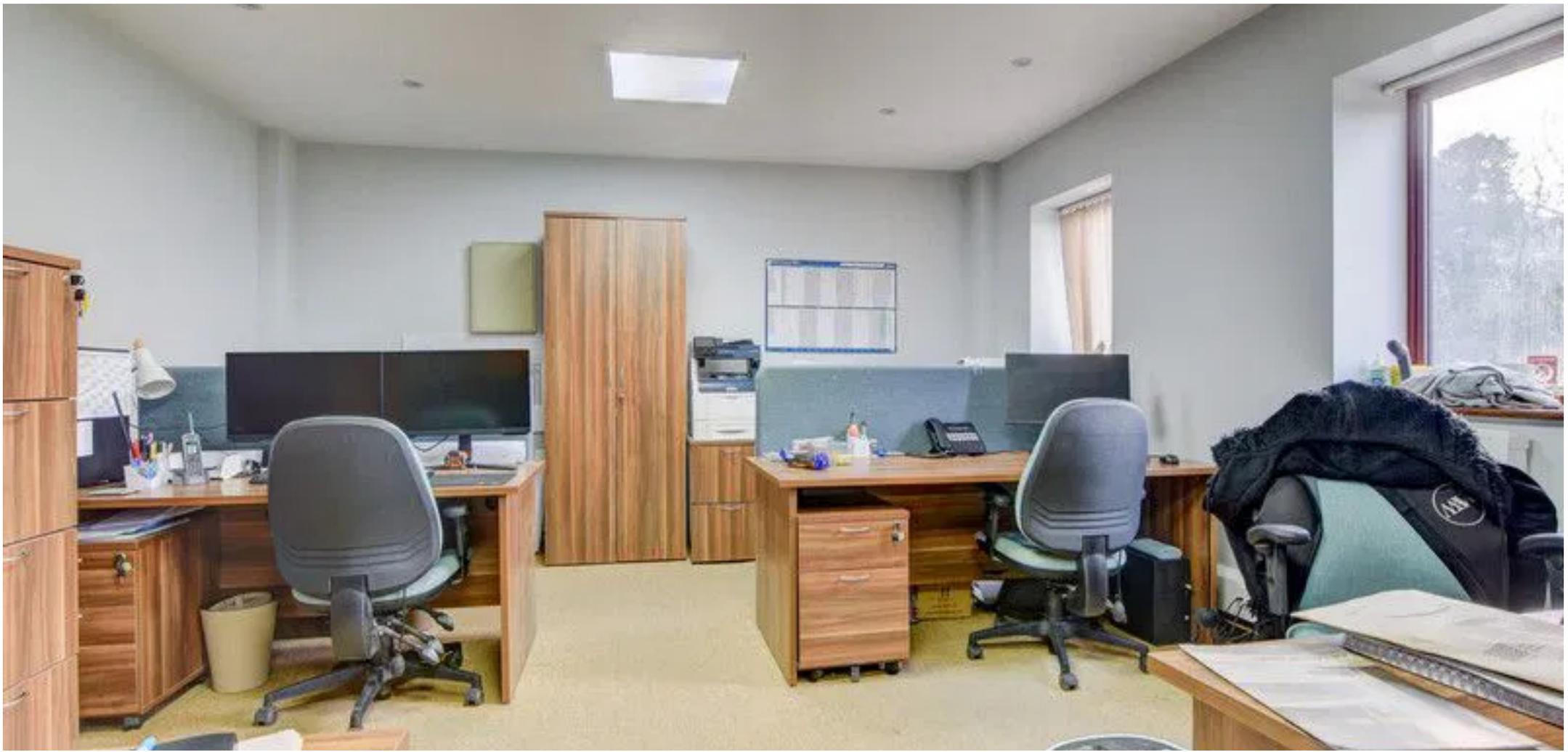
Internally, the warehouse is arranged into several workshop zones, complemented by integrated ground-floor offices, kitchen facilities, and storage rooms. Energy-efficient LED high-bay lighting ensures bright, practical working conditions throughout, while a convenient rear roller shutter door provides excellent loading access directly from the main parking area.

At ground level, a modern office and showroom area offers a smart, customer-facing environment before opening onto the main factory floor, where multiple spacious workshops can be found. Staff amenities, including WC and accessible facilities, add further practicality for day-to-day operations.

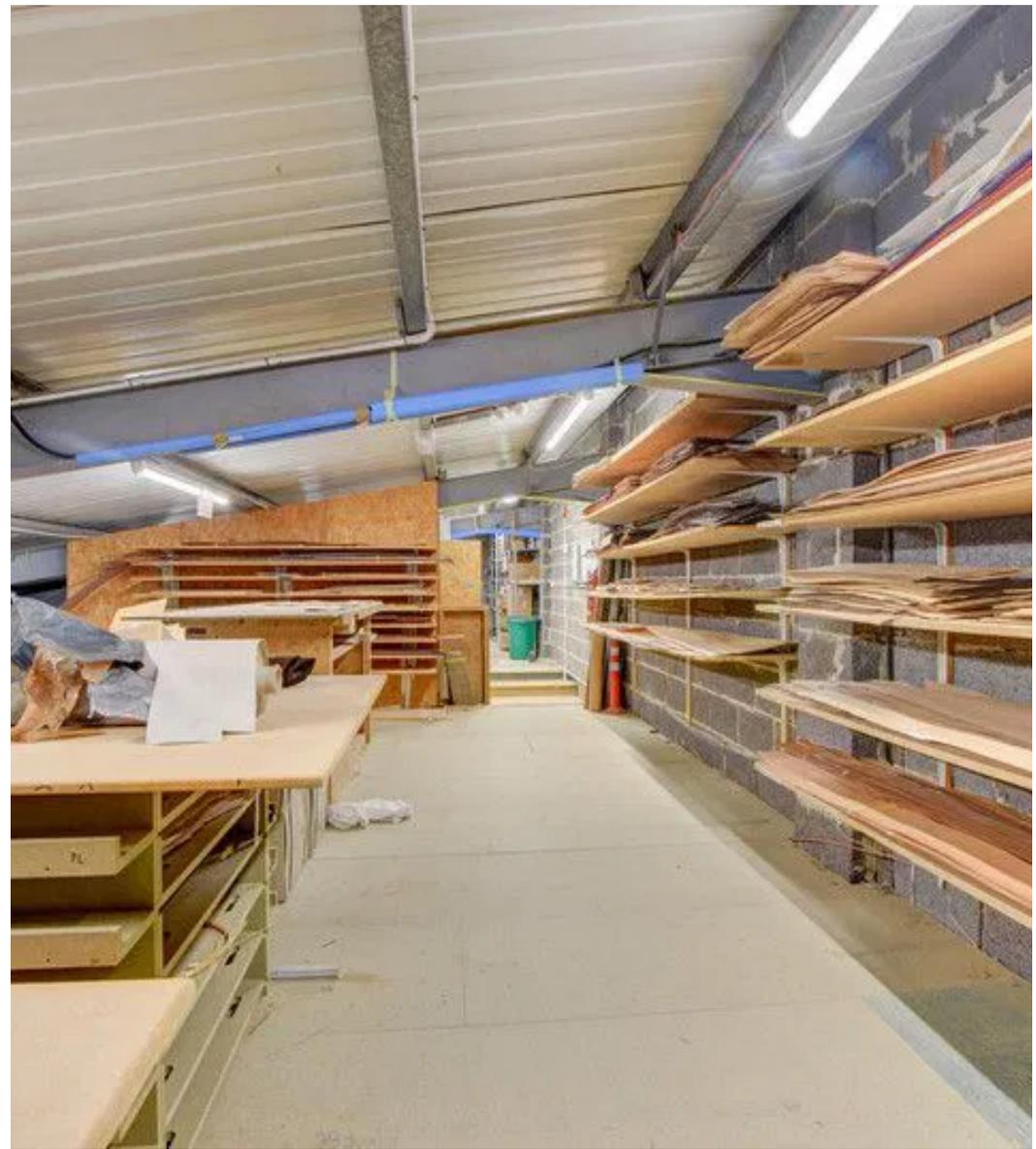
Externally, the property benefits from a generous rear yard providing ample parking as well as space for storage containers — ideal for businesses requiring additional outdoor storage or vehicle access.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1









Hendersons Estate Agents
22-23 Flowergate Whitby North Yorkshire YO21 3BA

01947 602626

hello@myhendersons.co.uk

<https://myhendersons.co.uk/>

Disclaimer

These particulars are intended to give a fair and accurate description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. All descriptions, dimensions, references to condition, fixtures and fittings, services, council tax, tenure, or any other details are given in good faith but should not be relied upon as statements of fact. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.

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