





colin ellis

Cayton Low Road,
Scarborough, YO11 3BZ

TO LET £4,560 (From) Per Annum

A choice of light industrial / warehouse storage units located within the Cayton Business Centre that would suit a variety of users. The units are approximately 500 sq ft to 4,000 sq ft and all have independent external access 24 hrs a day.

LOCATION
The unit is situated off Cayton Low Road, Scarborough within easy access of the A4, positioned circa 0.5 miles to the east, which in turn lead to the A1M and the national motorway network. The site is approximately 5 miles South of Scarborough town centre, 40 miles East of York and 64 miles East of Leeds.

Specifically, the unit is situated adjacent to the Eastfields Industrial Estate, accessed off the B1261 Cayton Low Road. The immediate vicinity is all of industrial use, with occupiers including Booker Wholesale, Schneider Electric and ACS & T Seamer Transport.

THE UNITS
Units 10B, C, D & E are approx. 500 sq. ft with a choice of pedestrian doors or electric roller shutter.

Units 7A & 7B are approx.1,000 sq. ft with electric roller shutters to the front.

Unit 11 is approximately 4000 sq. ft with 4 electric roller shutter doors

TERMS
The units are available by way of a new lease with flexible terms to be agreed.

Units 10B, C, D & E £380 pcm (£4,560 pa) + 10% Service charge and VAT

Units 7A & 7B £700 pcm (£8,400pa) + 10% service charge and VAT

Unit 11 £2,666.67 pcm (£32,000 pa) = 10% service charge and VAT

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

VIEWING
By prior appointment with the sole agents, Colin Ellis Property Services on 01723 363565

RATEABLE VALUE
You should make your own enquires with regards to the Business Rates on the units as small business rates relief up to 100% may apply.

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



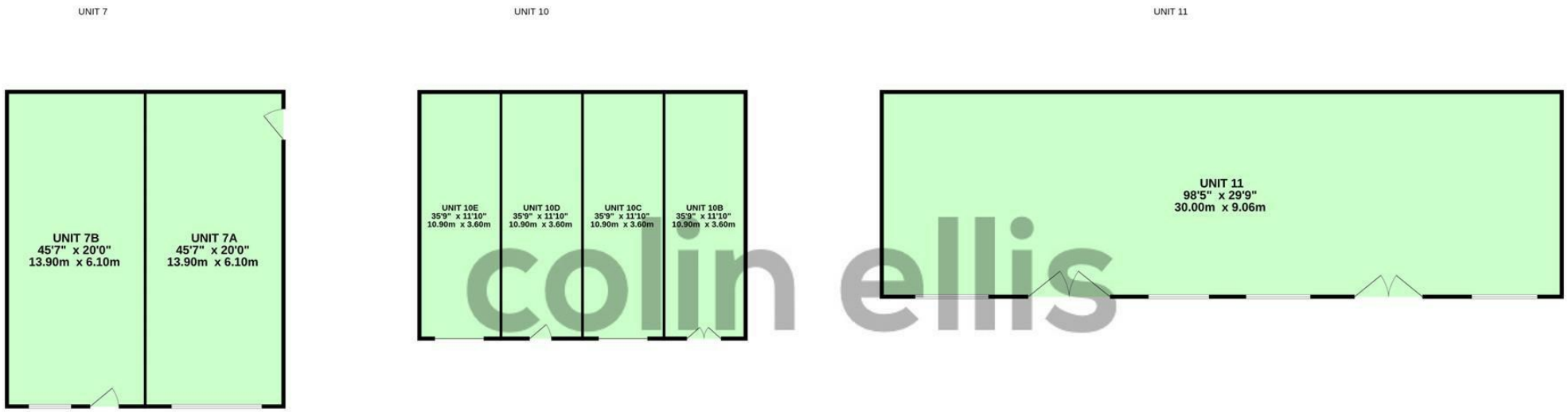









7A



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cayton Low Road - 18380926
Council Tax Band - Exempt

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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