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Hopper Hill Road,

Scarborough, YO11 3YS

Rent - £32,000 Per Annum

Situated on the established Scarborough Business Park on Hopper Hill Road, this impressive light industrial and warehouse unit is now available to let. Spanning an expansive 594 sqm (6,393 sqm), this property offers a versatile space ideal for various business uses.

The unit features three convenient roller shutters, ensuring easy access for deliveries and operations. Additionally, there is a small compound to the front, providing extra outdoor space for storage or other uses. The trade counter showroom adds a professional touch, making it suitable for businesses that require a customer-facing area.

With its ample space and practical features, this light industrial unit is a fantastic opportunity for those seeking a functional and accessible workspace in a prime location. Do not miss the chance to secure this property for your business needs. Available immediately with vacant possession and a commencing rent of £32,000 per annum.

LOCATION
The unit is situated on the established Business Park just off Hopper Hill Road with nearby businesses including Des Winks VW and Skoda garage, Boyes warehouse, Severfields offices and Castle employment.

THE UNIT
40.7 m x 14.6 (133'6" m x 47'10")
Originally three units that have been opened up into one, they include full height roller shutters, offices and store room along with a trade counter.

TENURE
New Landlord & Tenant Act lease is being offered with immediate occupation.

RENT
Commencing rent of £32,000 (Thirty Two Thousand Pounds) per annum.

BUSINESS RATES
The current Business Rateable Value for the year 2026/2027 is £35,000.

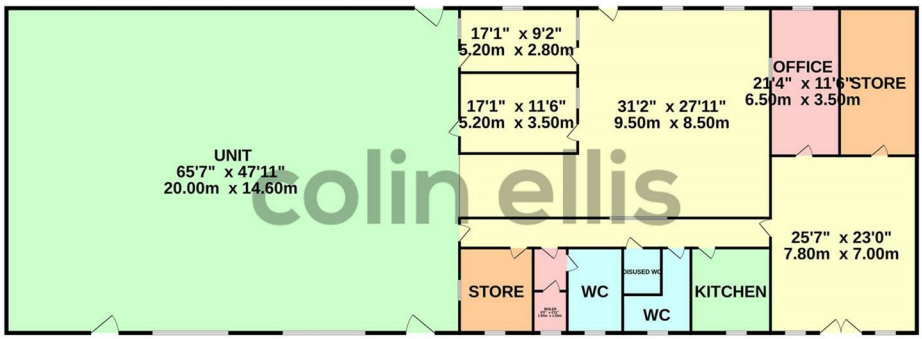
VIEWING
Strictly via sole agents, Colin Ellis Property Services on 01723 363565

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GROUND FLOOR



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Hopper Hill Road - 18803848
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.