



SCARBOROUGH
BUSINESS PARK



THE CREATION OF SOMETHING NEW



**IN A BRAND NEW
LOCATION**

ABOUT CADDICK DEVELOPMENTS

Yorkshire-based Caddick Developments Ltd was established in 1979, and is renowned for a progressive and perceptive approach to property development and investment.

The company acquires land and buildings with potential for development in all sectors of the commercial and residential property market.

The wide spectrum of development projects range from large scale industrial and office development, Knowsley Business Park and Leeds Valley Park, city centre retail developments - The Vancouver Centre, King's Lynn, to major mixed used urban regeneration projects, such as Quarry Hill, Leeds. Caddick undertake schemes both speculatively and directly for end users, and have also developed strong relationships across the industry, undertaking an increasing number of joint ventures with both public and private sector partners.



NEED SOME ROOM TO GROW?

Scarborough Business Park is a strategically located 83-acre development opportunity offering a mix of high quality accommodation. Planning has been obtained for a variety of uses including industrial, distribution, offices, car showrooms, hotel, restaurants and ancillary retail.

The Park occupies a prominent position adjacent to the A64 approximately four miles south of Scarborough town centre in close proximity to the established Eastfield Industrial Estate, Morrisons supermarket and Scarborough Building Society Headquarters.

Scarborough is the focus of a progressive regeneration programme that is stimulating inward investment and this will have a positive impact for occupiers.

Scarborough Business Park has the ability to provide a wide range of commercial premises to suit a variety of business needs and operations, yet is situated in an accessible, aesthetic semi rural environment. Businesses will benefit from infrastructure which meets the latest requirements against an attractive backdrop of natural landscaping.

IDEALLY LOCATED

Its location, just off the A64, makes Scarborough Business Park an ideal choice for businesses requiring convenient access to the main arterial route into Scarborough which links with the country's motorway network. It also benefits from rail links at Seamer station, situated a short distance to the North-West. Both Leeds-Bradford and Humberside Airports lie within a ninety-minute drive time.

A SKILLED WORKFORCE

With a flexible labour force, high levels of staff retention and an available labour pool to enable your company to grow, Scarborough is the place to do business. 56% of the working population are qualified to at least NVQ Level 3 (two or more A Levels) compared to an average of less than 50% across England and Wales. At NVQ Level 4 (degree level), Scarborough achieves 35% compared to a 30% national average.



TAILOR MADE FOR BUSINESS OCCUPANCY

ACCOMMODATION SOLUTIONS

High quality premises can be built to suit occupiers' specific requirements and offered either on a freehold or leasehold basis. This means, whatever the scale or nature of the business, Scarborough Business Park can most probably accommodate it.

WORLD CLASS COMMUNICATIONS

In addition to traditional broadband services Scarborough Business Park will enjoy the benefits of a world-class fibre and infrastructure to the site, which will support sophisticated digital services at the highest available speeds. This will bring to Scarborough telecommunications services comparable with major cities in the UK.

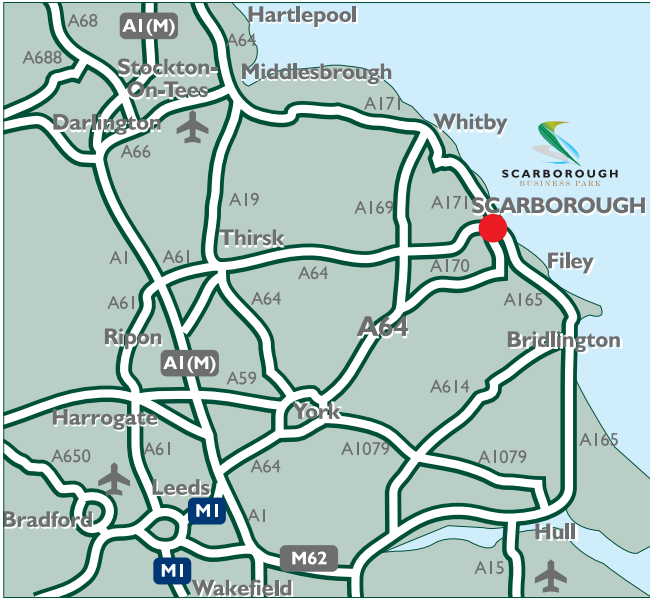
A QUALITY ENVIRONMENT

Scarborough Borough Council are actively supporting the business park as they see it as a crucial ingredient to the success and planned growth of the town's economy.

A creative design brief will be adopted across the development to ensure the delivery of quality buildings and business opportunities within an attractive landscaped environment and a commitment to create a sustainable development. This will give each occupier and investor confidence that their individual development will be surrounded by projects of a similar high standard and quality.

Scarborough Business Park is the largest employment project to be promoted within Scarborough Borough. It provides a key opportunity for the economic growth of the town and an opportunity to attract substantial inward investment.





Satellite Navigation - Y011 3YS

Directions - from Scarborough Town Centre

- Take A171 (Signposted Town Centre, York)
- At traffic signals turn right onto Sitwell Street (A64 - signposted York)
- At mini-roundabout continue forward onto Seamer Road (A64 - signposted York)
- At roundabout take the second exit onto the A64 (Signposted Malton, York)
- At roundabout take the 1st exit onto Dunslow Road (Signposted Filey B1261)
- Proceed forward onto the Business Park

www.scarboroughbusinesspark.co.uk

JOINT AGENT

A DEVELOPMENT BY

JOINT AGENT

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