



**SCARBOROUGH**  
BUSINESS PARK

TRADE CENTRE

NEW HIGH QUALITY UNITS

3,000ft<sup>2</sup> - 10,000ft<sup>2</sup>

AVAILABLE SOON



[www.scarboroughbusinesspark.co.uk](http://www.scarboroughbusinesspark.co.uk)

# SCARBOROUGH TRADE CENTRE UNITS

## Description

The development once complete will provide 10 new high quality self contained trade/industrial units benefitting from the following specification:

- ~ Electronic roller shutter door
- ~ 6.5m eaves
- ~ All mains services
- ~ Dedicated on site car parking/yard areas

## Accommodation

The buildings will provide the following gross internal floor areas:

Unit 1	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	Unit 6	278.7m <sup>2</sup> (3,000ft <sup>2</sup> )
Unit 2	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	Unit 7	278.7m <sup>2</sup> (3,000ft <sup>2</sup> )
Unit 3	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	Unit 8	464.5m <sup>2</sup> (5,000ft <sup>2</sup> )
Unit 4	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	Unit 9	464.5m <sup>2</sup> (5,000ft <sup>2</sup> )
Unit 5	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	Unit 10	464.5m <sup>2</sup> (5,000ft <sup>2</sup> )

At this stage units can be combined or split to suit specific size requirements.



## Viewing/Further Information

For further information or to arrange an inspection please contact either of the joint agents,

 **King Sturge**  
0113 244 1441  
www.kingsturge.com

**Iain Simpson & Company**  
CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
01944 738888

A development by:



## Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Rental prices are available upon application subject to any necessary statutory approvals.

## Planning

The planning use is for B8 storage and distribution warehouses with ancillary trade counter uses.

## Legal Costs & VAT

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation. Any reference to rent is deemed exclusive of VAT.

www.scarboroughbusinesspark.co.uk

### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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