

# SCARBOROUGH BUSINESS PARK.

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

A project by

**Caddick.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

|              |                   |
|--------------|-------------------|
| Zone A       | 3.55 ACRES        |
| Zone B       | 10.55 ACRES       |
| Zone C       | 2 ACRES           |
| Zone D       | 3.8 ACRES         |
| Zone E       | 3.5 ACRES         |
| Zone F       | 3.5 ACRES         |
| Zone G       | 14 ACRES          |
| Zone H       | 24 ACRES          |
| <b>TOTAL</b> | <b>64.9 ACRES</b> |



**SCARBOROUGH**

**CAYTON BAY**

**SCARBOROUGH**  
4 MILES (12 MINUTES)

**CAYTON**  
1.44 MILES (4 MINUTES)

SEAMER RAIL STATION

MORRISONS

M.EYRE

WEST BUILDING SUPPLIES

ENTERPRISE

COSTA COFFEE

TEF TRANSPORT

ANGLO AMERICAN

DUGGLEBY

MCDONALDS

UNDER OFFER

NHS

SCHNEIDER ELECTRIC

GO-AHEAD

BURTON RIGGS NATURE RESERVE

**G**  
(FUTURE)

**H**  
(FUTURE)

TRAIN

LEEDS  
64 MILES (1 HOUR 30 MINUTES)

YORK  
38 MILES (1 HOUR)

# SCARBOROUGH BUSINESS PARK.

- DEVELOPMENT OF AN 64.9 ACRE SITE.
- LAND FOR SALE.
- DESIGN AND BUILD OPPORTUNITIES CONSIDERED.
- OUTLINE PLANNING PERMISSION FOR A VARIETY OF USES.

# SCARBOROUGH BUSINESS PARK.

A HIGH QUALITY,  
STRATEGICALLY  
LOCATED **BUSINESS AND  
LEISURE ENVIRONMENT.**



Already home to over 50 businesses who enjoy excellent accessibility, flexible space and modern infrastructure.

Existing businesses include TEF Transport, NFU, Raflatac, HSBC Commercial, Anglo American, Skoda, Hyundai, VW, McCain, Plaxton Schneider Electric, NHS, and Go-Ahead.

**DESIGN AND BUILD OPPORTUNITIES  
CONSIDERED.**

**OUTLINE PLANNING PERMISSION  
FOR CAR SHOWROOM, OFFICE,  
INDUSTRIAL, RETAIL AND RESTAURANT.**

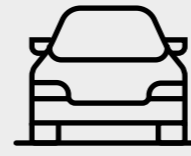


# SCARBOROUGH BUSINESS PARK.

HOME TO A THRIVING BUSINESS AND COMMERCIAL SECTOR.



## LOCATION



0.6 MILES TO THE A64

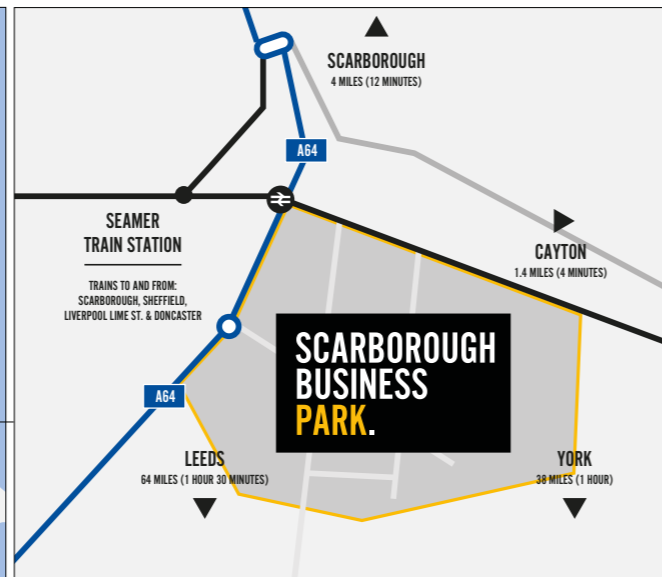
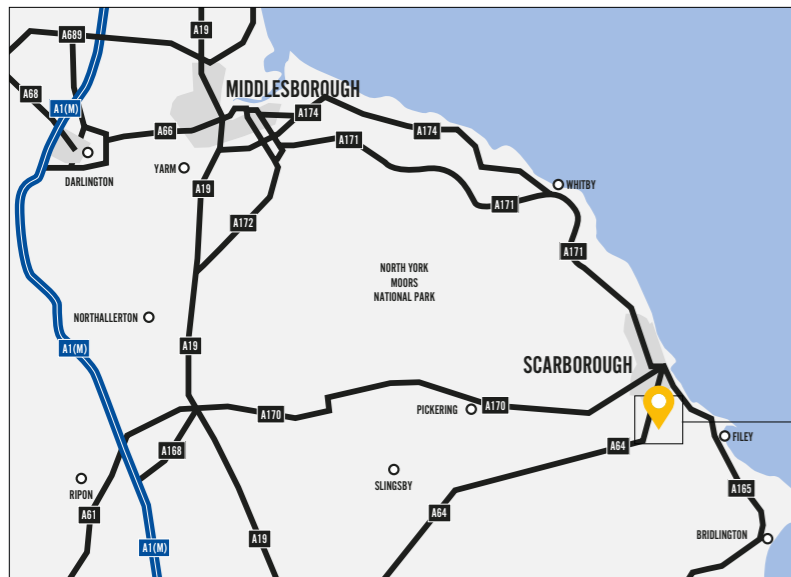


2 MINUTES DRIVE TO THE TRAIN STATION



90 MINUTES DRIVE TO LEEDS BRADFORD & HUMBERSIDE AIRPORTS

Scarborough Business Park is located just off the A64, making it 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 (2 mins drive), which is less than a mile away. Both Leeds-Bradford and Humberside Airports lie within a ninety-minute drive time.

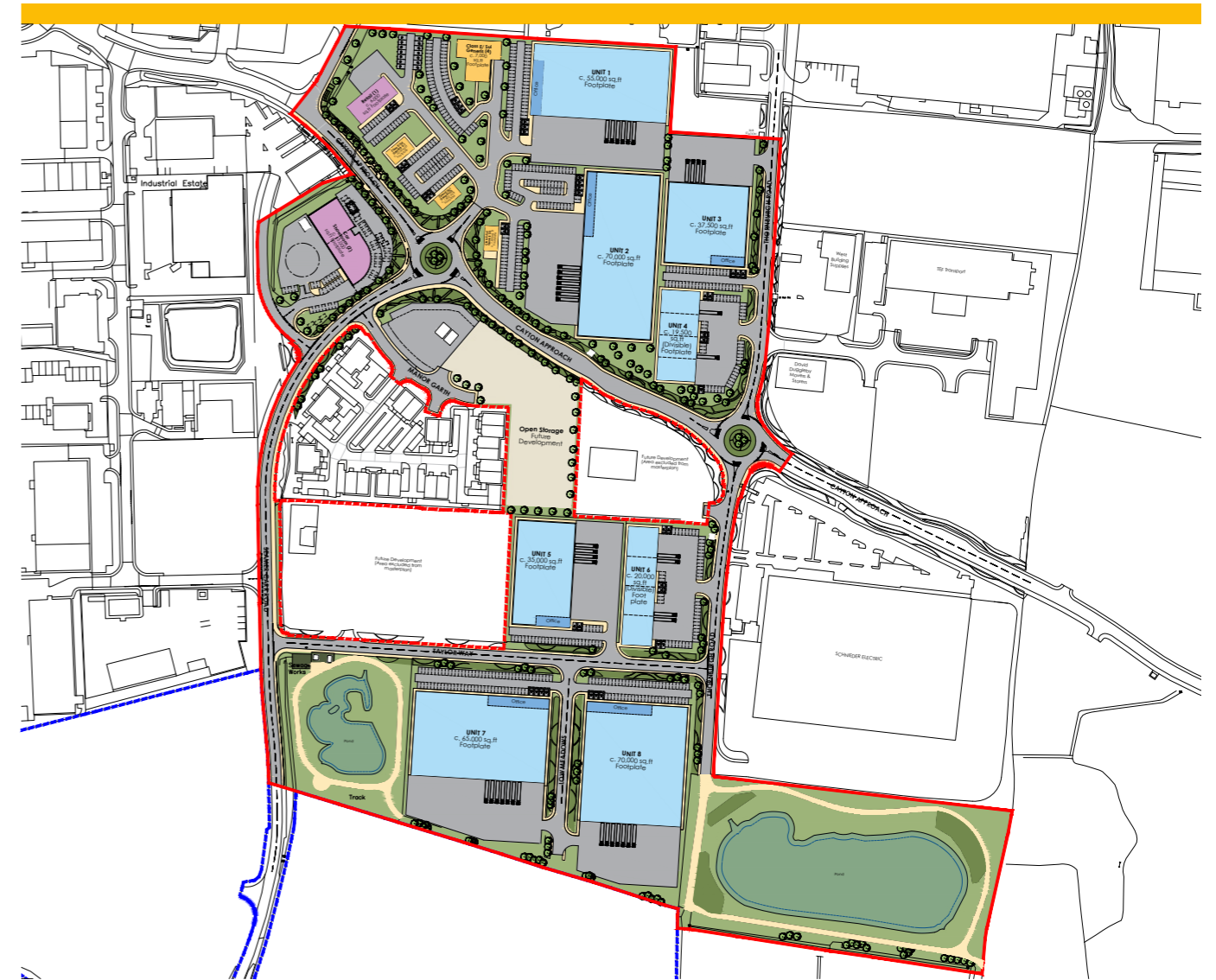


## THE AREA

Set on the Yorkshire coast, Scarborough is home to a thriving business and commercial sector, first class education and research, and growth sectors led by the creative industries, advanced engineering and food industries. International firms have their UK headquarters in the borough, including McCain and Plaxtons.

## DISTANCES

|               |          |
|---------------|----------|
| Scarborough   | 4 miles  |
| York          | 38 miles |
| Hull          | 42 miles |
| A1(M) J49     | 52 miles |
| Middlesbrough | 53 miles |
| Leeds         | 63 miles |



# SCARBOROUGH BUSINESS PARK.

THE PERFECT LOCATION  
FOR YOUR BUSINESS, WITH  
MANY AMENITIES RIGHT  
ON YOUR DOORSTEP.

## AMENITIES & WELLBEING

At the entrance to Scarborough Business Park you'll find a full-service Morrisons supermarket and petrol station, as well as co-located cafes and restaurants such as Costa Coffee, McDonalds and KFC. Within walking distance you'll also find the Burton Riggs nature reserve, which is well-maintained by the Yorkshire Wildlife Trust. With stunning large open lakes, lots of wildlife, nature trails and permissive footpaths, it's a perfect location for staff to relax and recharge in open green space.



THE TRANQUILITY OF BURTON RIGGS NATURE RESERVE  
IS ONLY MINUTES WALK AWAY AND PROVIDES THE  
PERFECT OPPORTUNITY FOR SOME DOWN TIME.



# SCARBOROUGH BUSINESS PARK.



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**SCARBOROUGHBUSINESSPARK.CO.UK**

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