

LAWRENCE HANNAH

PROPERTY & CONSTRUCTION CONSULTANTS

To Let

Modern Industrial Unit



Unit 6 Olympian Trading Estate, Scarborough, YO11 3BT

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Location

Scarborough is the principal commercial hub of the North Yorkshire coast with a resident population of approximately 82,000 which increases significantly during the tourist seasons. Olympian Trading Estate is located within the heart of the Eastfields Industrial Estate accessed directly off Cayton Low Road.

Description

The premises comprise a mid terrace industrial unit of steel portal frame construction under a single pitched roof (incorporating industrial rooflights) with profile metal sheet cladding and lower level brick blockwork. Internally, the warehousing is served to a single roller shutter loading door to approximately 4m height and a single pedestrian door.

The warehouse has an amenity block to the front of the unit incorporating male/female WC facilities together with a separate sink and kitchenette. Heating is via a wall mounted hot air blower. The internal eaves height is approximately 6m.



Services

Mains gas, drainage, water and 3 phase electricity.

Accommodation

The unit extends to a gross internal area of approximately 4,500 sq ft (418 sq m).

Interested parties must however satisfy themselves as to the floor areas of the subject property.

Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £20,250 per annum exclusive.

Use

B2 and B8.

Rates

The premises have a current rateable value of £18,750.

Energy Performance Certificate (EPC)

The property has an EPC rating of C-57. A copy of the EPC is available upon request.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Lawrence Hannah will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information / Viewing

Viewing by appointment, please contact:-

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