

The **ideal solution** for your business

The **perfect combination**

Room to breathe and **easy access** to transport and amenities



2 MINS DRIVE
Train Station



0.6 MILES
To the A64



4 MILES
To Scarborough
Town Centre

SCARBOROUGH

BUSINESS PARK

DESIGN AND BUILD OPPORTUNITIES

OUTLINE PLANNING PERMISSION

FOR CAR SHOWROOM, OFFICE, INDUSTRIAL, RETAIL AND RESTAURANT

■ ABOUT

Scarborough Business Park is a high quality, strategically located business and leisure environment.

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

The site totals 121 acres.

Existing businesses include TEF Transport, NFU, Raflatac, HSBC Commercial, York Potash, Skoda, Hyundai, VW, McCain and Plaxton.





*Thriving business and
commercial sector*

■ 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.

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.

Whether it's the peace and tranquillity of a coastal and village life, only a short commute from the business park, or modern town centre living that you are after, Scarborough has all the options. With house prices below the national average, value for money is assured for you and your workforce. There is a good selection of primary and secondary schools in the local area, with key stage and GCSE achievement equal to or above the national average in the majority of schools. Coventry University Campus opened their new University Campus in September 2016, with a specifically business focused curriculum, alongside the new Scarborough University Technical College, a specialist engineering, control, design and computer sciences college.

■ THE SITE

Scarborough Business Park provides high quality premises built to occupier's specific requirements and offered either on a freehold or leasehold basis.

Land sales are also available.

Whatever the scale or nature of the business, Scarborough Business Park can accommodate it.

In addition to traditional broadband services, Scarborough Business Park tenants will enjoy the benefits of a world-class fibre and telecommunications infrastructure to the site, comparable with major cities in the UK.

MASTERPLAN



- Existing Buildings
- Industrial Units
Trade Units
Hybrid Units
- Office Units
- Car Showrooms
- Retail Units
- Restaurant / Fast Food Units
- Hotel



■ BUSINESS DEVELOPMENT ZONE

Rates relief and simplified planning

Rates relief will be given to office and industrial development, manufacturing, advanced engineering, renewable energy and digital sectors, looking to locate to Scarborough Business Park. Applications for rates relief will be dealt with by Regeneration Services and Scarborough Borough Council.

The approval of Business Rate Relief is subject to a £55,000 per annum ceiling for 5 years if the investment is made.

All businesses need to satisfy the sector test to be considered for Business Rate Relief on that specific site.

If the business is an existing Scarborough Business Park tenant they need to satisfy the “growth test” to be considered for Business Rate Relief. This helps the Council to safeguard against displacement.

The business needs to locate on a Business Development Zone designated area as shown on the approved drawings. There are areas of the business parks that can take advantage of Business Development Zone benefits.

The Business Rate Relief is not a portable benefit. It is a benefit that is attached to the land or property identified on the maps. Once a full application has been worked up the decision to award Business Rate Relief should take 10 days.

In the case of a new building the precise details of the financial benefits will be known once the rateable value has been assessed.

The decision to give a Business Rate relief is discretionary for Scarborough Borough Council.

Although the offer is generic (max of £55k pa for a 5 year period) for the business, the Local Authority Council will ensure that over a 3 year rolling period the business does not breach the de-minimus limits of 200,000 Euros.

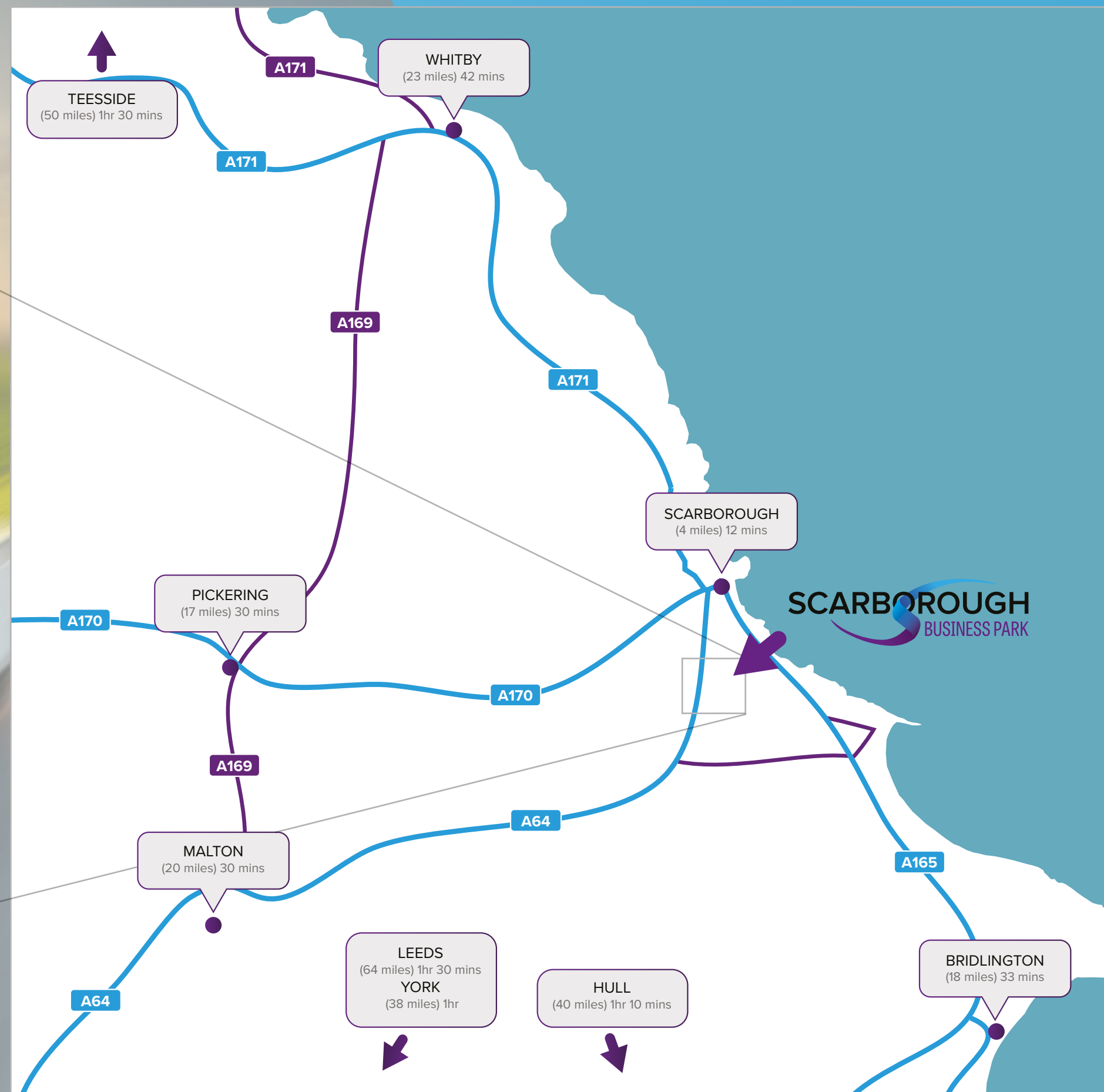
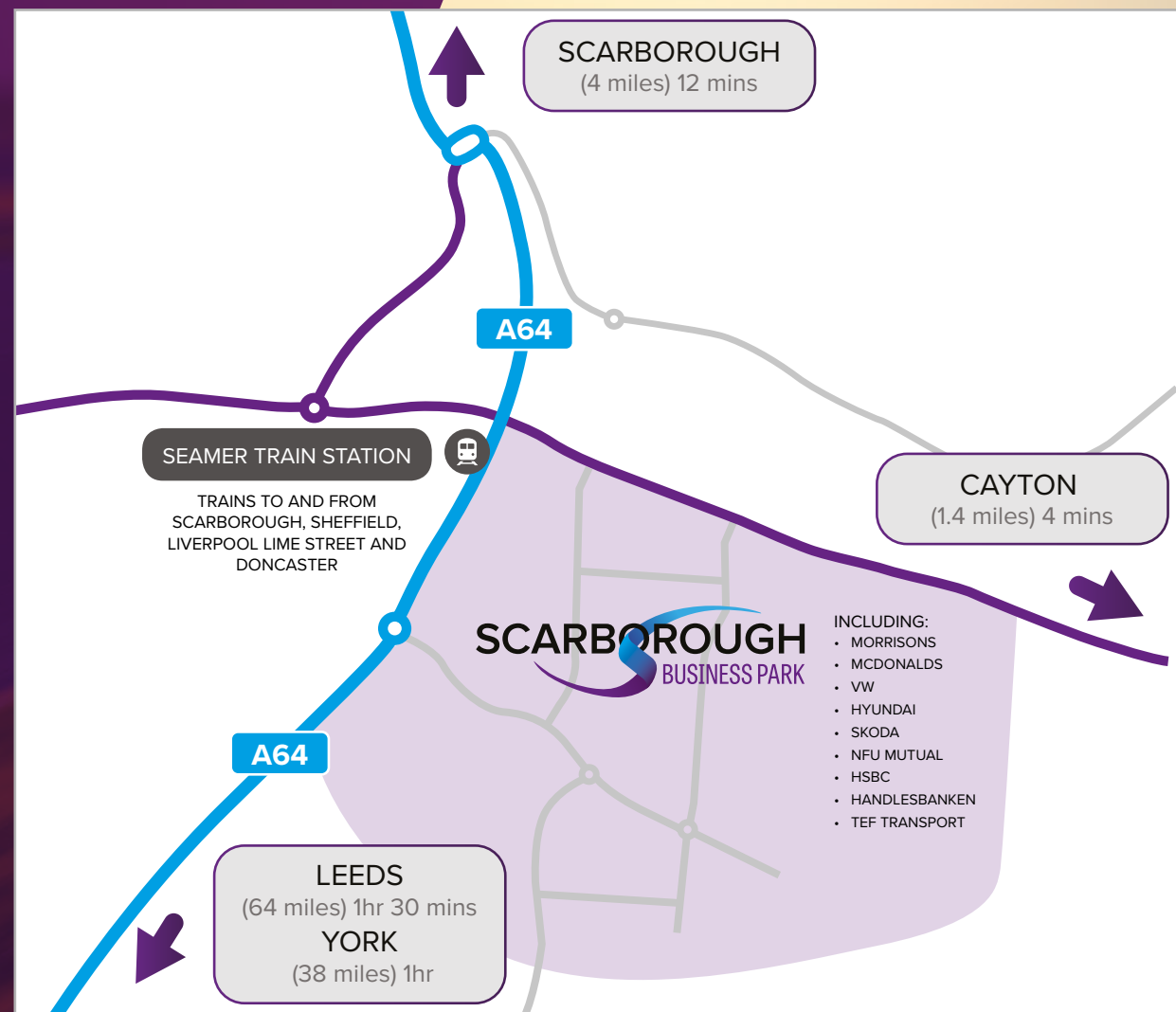
Simplified planning process through Planning Performance Agreements (PPA's)

This will agree a set time scale to deal with a planning application and is agreed between the developer/ occupier and the Local Authority.



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SCARBOROUGH
BUSINESS PARK

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