

STEPHENSON PARK

FLIXTON, SCARBOROUGH NORTH YORKSHIRE YO11 3UD



Showroom/Office and Warehouse Premises

- Prominent unit
- Established Business Park
- Accessible main road location
- Tidy well presented interior
- Air source heating
- Self-contained with WC and kitchen

TO LET

LOCATION

The property is situated on Stephenson Park which is an established and popular business park on the A1039 close to the junction with the A64 to the south of Scarborough close to the village of Flixton. The A64 is a busy road that connects Leeds, York, Malton and Scarborough. Car accessibility is therefore excellent.

Seamer railway station which forms part of the Trans Pennine link is a short drive away, as are the retail and restaurant facilities at Eastfield.

DESCRIPTION

The property comprises a commercial unit of steel portal framed construction which provides a 2-storey office and showroom with an adjoining warehouse.

The property is well laid out with an open plan showroom and rear stockroom with further showroom and/or office space at first floor level.

A connecting door provides access to a full height warehouse/workshop. The showroom has a glazed frontage and the warehouse has a loading door.

There are WC and kitchenette facilities.

The showroom building has air source heating installed.

FLOOR AREA

Showroom/Stock	81.39 sq m (876 sq ft)
Showroom/office (first floor)	80.46 sq m (866 sq ft)
Warehouse/workshop	109.24 sq m (1175 sq ft)
TOTAL	271.09 sq m 2917 sq ft)

SERVICES

The property is connected for mains services of electricity (including 3-phase), water and drainage.

PLANNING

We believe the property has appropriate planning consents. Interested parties should make their own enquiries in this regard.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a minimum term of 3 years at a commencing rental of £22,500 per annum.

VAT

Interested parties should assume VAT is applicable at the prevailing rate.

VIEWING AND FURTHER ENQUIRIES

Strictly by prior private appointment with the sole agents. Andrew McBeath
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Subject to Contract 200524



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