

MODERN INDUSTRIAL BUILDINGS TO LET

5,250 sq ft (488 sq m) to 16,000 sq ft (1486 sq. m)

**ORCHARD COURT, DUNSLOW ROAD,
SCARBOROUGH BUSINESS PARK
YO11 3UT**



SITUATION

Scarborough Business Park is the key industrial location in Scarborough. It is home to important and long established businesses including Cooplands, Raflatac, Boyes, Hares, Hewden Plant Hire and many others. The prominence of the Business Park has been enhanced by the development of the Wm. Morrison Supermarket and the Brewers Fayre pub at the entrance where it joins the A64. Scarborough Building Society has their Headquarters building there and a number of major new car dealerships have become established. Eden Health and Fitness Club has been developed almost opposite this building.

DESCRIPTION

This is a development of industrial buildings built over the last ten to fifteen years.

They are generally standard steel portal framed structures with brick/block external walls, insulated steel profile sheet cladding and roofing, sectional drive in goods doors etc.

All units have 20ft (6m) eaves height.

Ladies and Gents WC facilities are provided and some units have private enclosed offices.



SCHEDULE OF UNITS

Unit	Size	Rent (pa) minimum three year lease	Rent (pa) Flexi-lease subject to 3 months notice	RV	Status
1	16,000	---	---	£68,000	Let
2a	5,250	---	---	£24,250	Let
2b	5,250	---	---	£23,000	Let
3a	6,000	£22,500	£24,750	£25,000	Available
3b	6,000	£22,500	£24,750	£24,500	Available
3c	8,900	---	---	£41,500	Let

RATES

The RV figures shown in the column above are extracted from the 2005 Valuation List.

Rates are payable to Scarborough District Council in accordance with the national non domestic Uniform Business Rate which for 2008/2009 is 46.2p in the £.

LEASE

New leases will be granted for a term of not less than three years is required on Full Repairing and Insuring Terms. The buildings may be used for B1, B2 and B8 purposes i.e. Factory, Warehouse, Research and Development, Manufacturing, Assembly etc. A service charge will be levied in respect of the maintenance and upkeep of the estate common areas.

Alternatively more flexible easy-in / easy out agreements can be considered whereby the tenant may occupy on a rolling agreement subject to three months notice.

Rents will be subject to a 10% surcharge under the Flexi-lease arrangement in accordance with the Schedule above.

VIEWING

By arrangement with the sole agents Chris Rowlands & Co. Tel. 01226 791984

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