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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.

The buildings may be used for B1, B2 and B8 purposes i.e. Factory, Warehouse, Research and Development, Manufacturing, Assembly etc.



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	£56,000	£64,000	£60,000	Available
2a	5,250	---	---	£19,500	Let
2b	5,250	---	---	£19,750	Let
3a	6,000	£20,000	£24,000	£22,250	Available
3b	6,000	---	---	£21,750	Let
3c	8,900	---	---	£38,250	Let

RATES

The RV figures shown in the column above are extracted from the 2010 Valuation List.

National non domestic rates are payable to Scarborough District Council in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

LEASE

The units are available either by way of formal leases or more flexible licences in accordance with the rents above.

New leases will be granted for a term of not less than three years on Full Repairing and Insuring Terms.

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.

VIEWING

By arrangement with Chris Rowlands & Co. Tel. 01226 791984 or e mail chris@chrisrowlands.co.uk

IMPORTANT NOTICE

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1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
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7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.