



**colin ellis**  
your trusted property experts

**Barrys Lane,**  
Scarborough, YO12 4HA

**Rent - £25,500 Per Annum**  
**Deposit -**

An industrial/ warehouse unit situated just off Seamer Road in Scarborough and within an established trading estate approximately 1.3 miles of the main town centre. Offering a gross ground floor area of approximately 6,200 sq ft (576 sqm). The unit has its own parking to the front and would suit a variety of operators. We are offering a new Landlord & Tenant Act lease with terms to be agreed. Available due to business relocation.



## FULL DESCRIPTION

Steel frame industrial unit with large roller shutter to the front, office, WC and kitchen facilities.

## LOCATION

The unit is situated on Barrys Lane, which is an established trading estate location with a number of local and national operators in the vicinity that include, Wolseley Plumb & Parts, York Motor Factors, Electrical Network and MyLockup.com.

## SERVICES

All mains services are believed to be available or connected to the building.

## TERMS

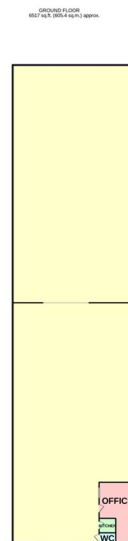
New Landlord and Tenant Act lease is being offered direct from the landlord with terms to be agreed.

## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

## LEGAL COSTS

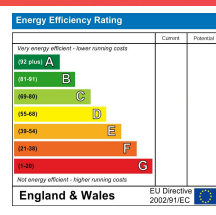
Each party to bear their own costs in dealing with the new lease



TOTAL FLOOR AREA: 6627 SQ. FT. (615.4 SQ.M.) APPROX.  
We are not a registered energy assessor. The energy efficiency rating is based on the information provided by the seller. The energy efficiency rating is not a guarantee of the energy efficiency of the property. The energy efficiency rating is based on the information provided by the seller. The energy efficiency rating is not a guarantee of the energy efficiency of the property.

**Barrys Lane - 18009387**  
**Council Tax Band -**  
**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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