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your trusted property experts

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

**TO LET - £17,500 Per
Annum**

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 5,000 sq ft (464 sqm). The unit has its own parking to the front and a large electric roller shutter to the rear 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.

Steel frame industrial unit with large roller shutter to the rear, potential office area to the front and on the first floor, 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.

RENT

Commencing rent of £17,500 per annum

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

To view all our commercial listings please visit www.colinellis.co.uk

Barrys Lane - 18528399
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(61-80)	C		
(51-60)	D		
(31-50)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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