

YO15 3QY

# INDUSTRIAL

Carnaby Industrial Estate, Bridlington, East Yorkshire

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# INDUSTRIAL



- Well established Industrial Estate location
- Two miles south west of the Town Centre
- Shared yard with lockable gates
- Units range from 93 - 281sq.m (1,001 - 3,025 sq.ft)
- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Arrange a viewing today



**INDUSTRIAL**

## Units to let on flexible terms

SIZES FROM

**1,001 - 3,025 sq.ft**

93- 281 sq.m

Over 200 locations throughout the Midlands and the North

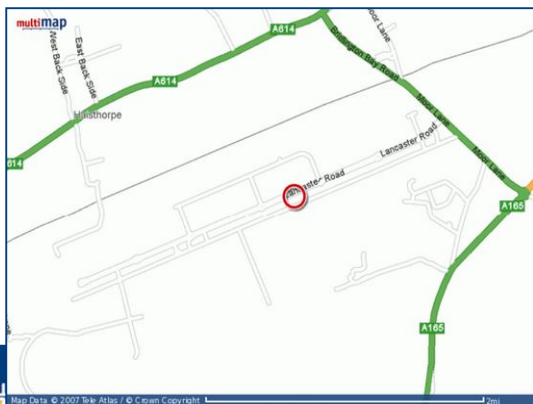
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# INDUSTRIAL

Carnaby Industrial Estate, Lancaster Road, Bridlington, YO15 3QY

## Location

The Industrial Estate is approximately two miles south west of Bridlington Town Centre, between the A165 and A614. The site forms part of a larger estate and is well sign posted.



## Description

The units comprise single storey workshop premises which are designed specifically for industrial purposes. They are arranged in two terraces to provide workshop/storage space with a secure central yard area. All units have car parking and loading facilities, a manually operated up and over door and a separate pedestrian access door. A selection of size are available which can accommodate a wide range of uses.

## Specification

- The units are constructed of steel frame with a mixture of cavity wall and profiled metal sheet walls
- Reinforced concrete floors
- Up and over loading doors
- 3 phase electricity supply/capability
- WC, hand basin with water heater
- Within securely fenced site
- Units range between 93 -281 sq.m (1,001 -3,025 sq. ft)

## Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- For information on rates payable contact East Riding of Yorkshire Council on 01482 394748
- Arrange a viewing today

## INDUSTRIAL

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**Whittle Jones - Yorkshire**

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