



TO LET

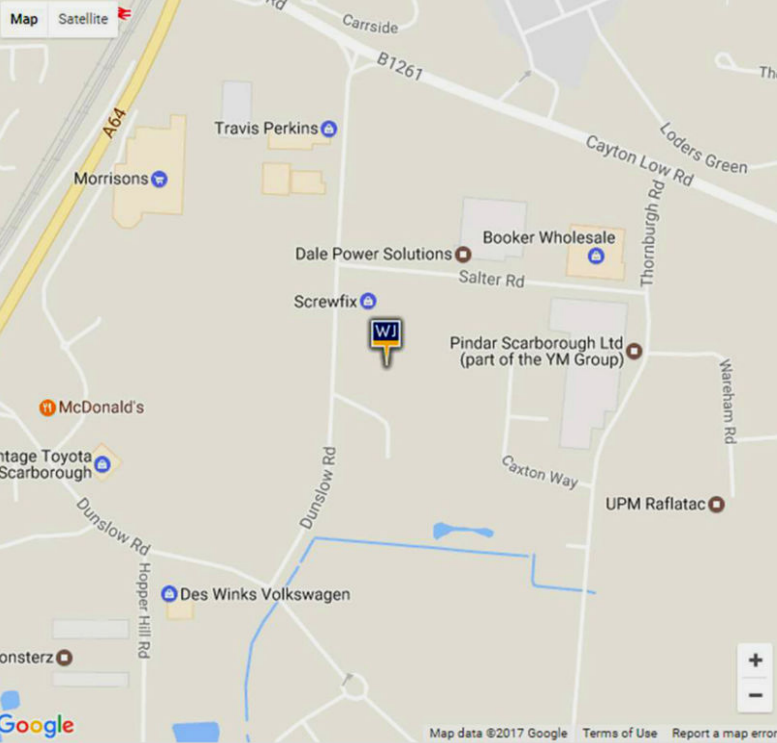
DUNSLOW COURT

DUNSLOW ROAD, CAYTON LOW ROAD INDUSTRIAL ESTATE, EASTFIELD, SCARBOROUGH YO11 3XT



- Situated close to the A64 at Scarborough Business Park
- Established business / trade location
- Unit sizes from 1,540 sq ft (143 sq m)
- Nearby traders include Screwfix, Eurocell, Morrisons, McDonalds Restaurant
- Range of flexible tenancies and lease agreements

WORKSHOP / INDUSTRIAL UNITS
1,540 sq ft to 4,493 sq ft (143 to 418 sq m)



TRAVEL DISTANCE

	Miles	Mins	
York	38	57	Car
Hull	42	1hr 09	Car
Leeds	64	1hr 24	Car

Source: theAA.com

DUNSLOW COURT

DUNSLOW ROAD, CAYTON LOW ROAD INDUSTRIAL ESTATE, EASTFIELD, SCARBOROUGH, NORTH YORKSHIRE



DESCRIPTION

The estate comprises 8 units in two terraced blocks, with shared forecourt parking and service areas. The units are of steel portal frame construction with cavity brick/block walls with insulated metal cladding above. Floors are reinforced concrete slabs and the roofs are pitched insulated profiled steel sheets with translucent rooflights. All units have sectional loading doors and separate personnel doors. Some units have offices and unit 4A has extended office space with staff kitchen facilities.

SPECIFICATION

- Mains water, gas and 3 phase electricity
- Power floated and decorated reinforced concrete floors
- Units may be combined (subject to availability)
- Popular business location

EPC

EPC values range from C75 to E123 in Block 4 and from D91 to D94 in Block 5

LOCATION

Dunslow Court is just off Dunslow Road on the Cayton Low Road Industrial Estate at Eastfield, just south of Scarborough via the A64. Scarborough town centre is approximately 4 miles from the property.

Nearby there is the wider Scarborough Business Park, as well as Morrisons, McDonalds Restaurant and Drive Thru, Papa's Fish and Chip Restaurant and a number of car dealerships. Happy Jays childcare nursery is close by on Hopper Hill Road.

TERMS

The units are available by way of a variety of simple flexible tenancy agreements (admin fee of £150 + VAT applies) or fixed term leases tailored to suit different business requirements.

VIEWING / FURTHER INFO

Please contact us for current availability. For information on business rates please contact Scarborough Borough Council on 01723 232323



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