



NORTHERN TRUST
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TO LET

CARNABY INDUSTRIAL ESTATE

LANCASTER ROAD | CARNABY | YO15 3QY

INDUSTRIAL UNITS

1,001 - 3,025 SQ FT

KEY FEATURES

- Modern Industrial Units
- Well Established Business Area
- Versatile Accommodation
- Ample Car Parking and Loading Facilities
- Secure Central Yard

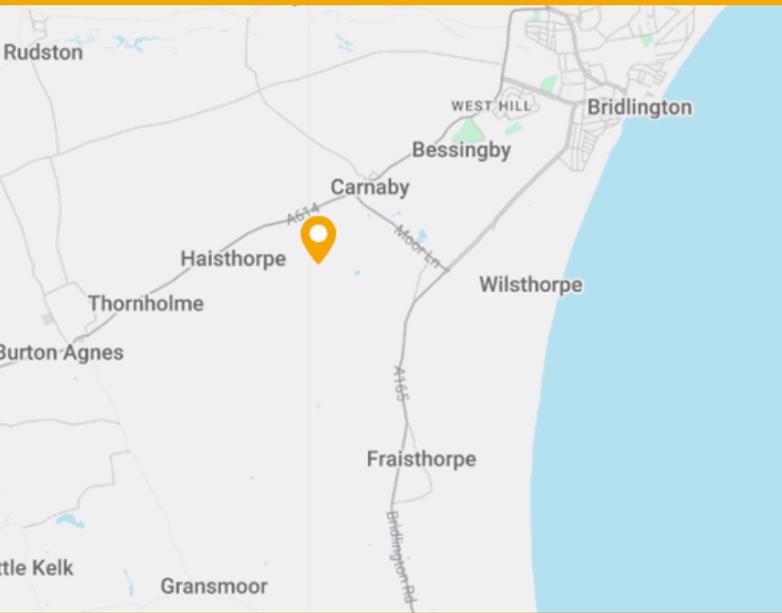


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LOCATION

Carnaby Industrial Estate is situated within a well-established business area in Bridlington, a coastal town on the Holderness Coast of the North Sea. The estate lies 19 miles northeast of Beverley, 16 miles southeast of Scarborough, 11 miles northeast of Driffield, and 24 miles north of Kingston Upon Hull.

The estate is accessed via Lancaster Road, which leads to Bridlington Bay Road and Moor Lane, providing excellent links to the A614 northwards and the A165 connecting Hull and Scarborough. Bridlington train station is approximately an 11-minute drive from the estate, providing convenient public transport options. The estate also benefits from a range of local amenities, including the Manor Court Hotel and Palms Leisure Club, just 1.5 miles away, while Bridlington town centre, less than 4 miles away, offers a variety of retail outlets, shops, eateries, and financial services.

MODERN INDUSTRIAL UNITS 1,001 - 3,025 SQ FT

DESCRIPTION

Carnaby Industrial Estate extends to 16,115 sq ft and comprises 10 modern industrial units arranged across two terraced blocks. Steel frame construction and facing brick elevations, the units range in size from 1,001 sq ft to 3,025 sq ft, providing versatile accommodation suitable for a variety of industrial, storage, and trade counter uses.

Externally, the estate benefits from a secure central yard, with ample car parking and loading facilities. Each unit includes a manually operated up-and-over loading door and a separate pedestrian access door, offering practical and accessible operational space.

KEY FEATURES

- 10 modern industrial units arranged across two terraced blocks
- Each unit includes a manually operated up-and-over loading door
- Separate pedestrian access door
- Retail, shops, eateries, and leisure facilities nearby
- Bridlington town centre less than 4 miles away
- Links to A614 northwards and A165 connecting Hull and Scarborough



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.

