





Former Ambulance Station, Queen Margaret's Road

Scarborough

TO LET | Former Ambulance Station, ideally located on Queen Margaret's Industrial Estate, a very well established commercial locality, adjacent to the the A64 (Scarborough to York trunk road), with neighboring occupiers including JT Atkinson Builder's Merchants, Transtools, Johnstone's Paint, Electric Centre and Dulux Decorator Centre together with a host of quality local occupiers.

The unit benefits from approximately 3,500 sq ft of warehouse / garage accommodation at ground floor level plus a further 400 sq ft for stores and entrance lobby / reception, whilst the first floor provides circa 1,600 sq ft of high quality office accommodation together with both male and female toilet provisions and a kitchen.

The property benefits from an eaves height of 8.08m and an eaves height of 6.57m. Externally, we feel there is car parking for upto 15 cars if the front forecourt is utilised together with a private compound.

The unit will be refurbished to a high standard by the outgoing tenant and we are offering a new Full Repairing and Insuring Lease for a minimum 5 year term. All enquiries to CPH Commercial.

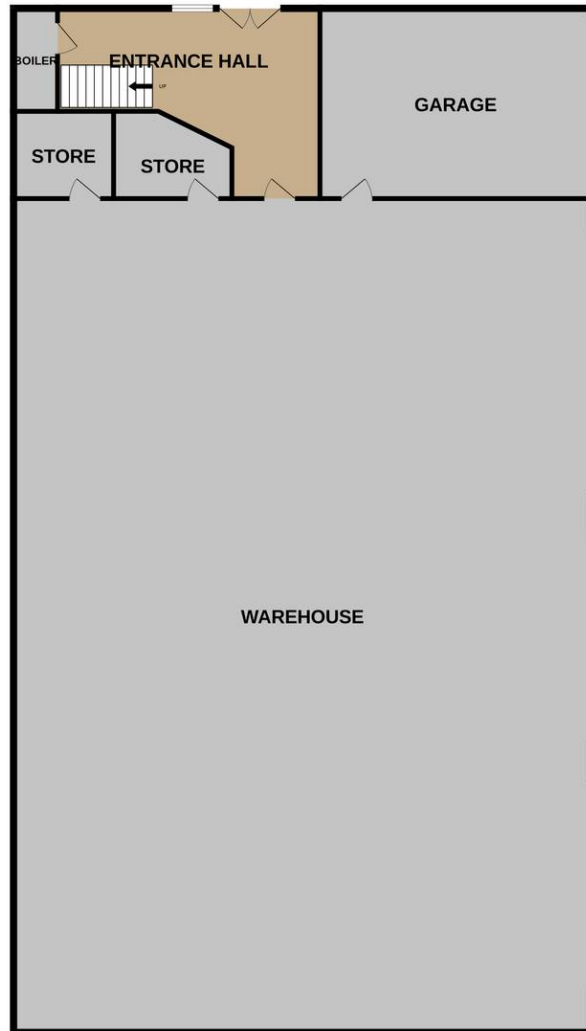
Business Rates: Rateable Value - £34,250

EPC: Band C.

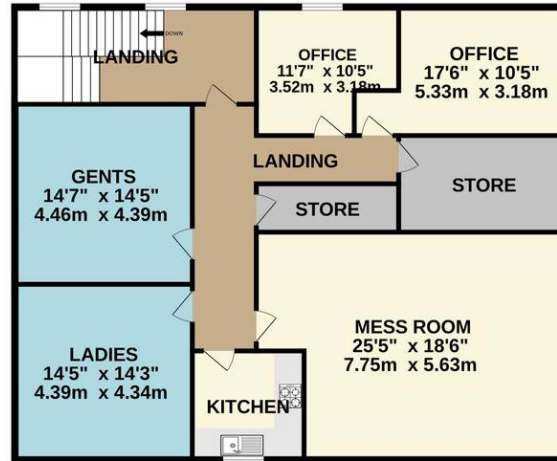




GROUND FLOOR
3895 sq.ft. (361.8 sq.m.) approx.



1ST FLOOR
1654 sq.ft. (153.7 sq.m.) approx.



TOTAL FLOOR AREA : 5549 sq.ft. (515.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132