





Units 3b-3c Burniston Industrial Estate

Willymath Close, Scarborough

TO LET | 2,651 sq ft office situated on a hugely popular northside Business Park. EPC Band B! CPH bring to the market this high spec office which benefits from a mix of openplan and cellular space together with a number of car parking spaces. The office is situated on the A165 Coastal Road in the village of Burniston. The park is home to companies such as CPS, KDT Graphics, Yorkshire Fire Protection and JCS Tyres to name a few. The unit is available on a new commercial lease for a minimum 3 year term. VAT is applicable and a Service Charge is payable annually. All enquiries to CPH Commercial.

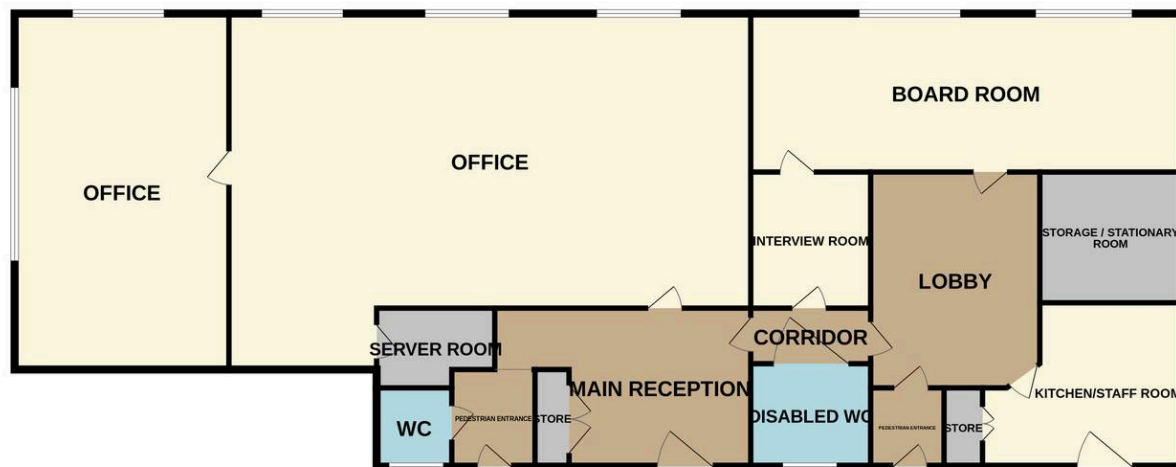
EPC: Band B (46)

Business Rates: Rateable Value - £13,500. The property may qualify for a degree of Small Business Rates Relief.





GROUND FLOOR
2651 sq.ft. (246.3 sq.m.) approx.



TOTAL FLOOR AREA: 2651 sq.ft. (246.3 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.
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Interested?

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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