



CPH

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For over 30 years

Newlands House, Caxton Way, Scarborough Business Park
Rent - £85,000 pa



Location:

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast attracting an estimated 7 million visitors a year. The premises occupy an enviable corner site on Thornburgh Road junction with Caxton Way in the heart of Eastfields Business Park. Surrounding occupiers include the Proudfoot Group, Cooplands the Bakery, Bookers Cash and Carry together with numerous international car dealerships.

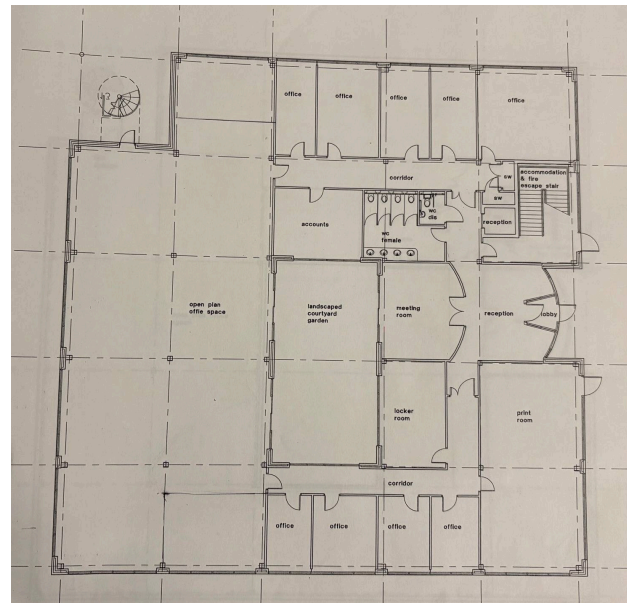
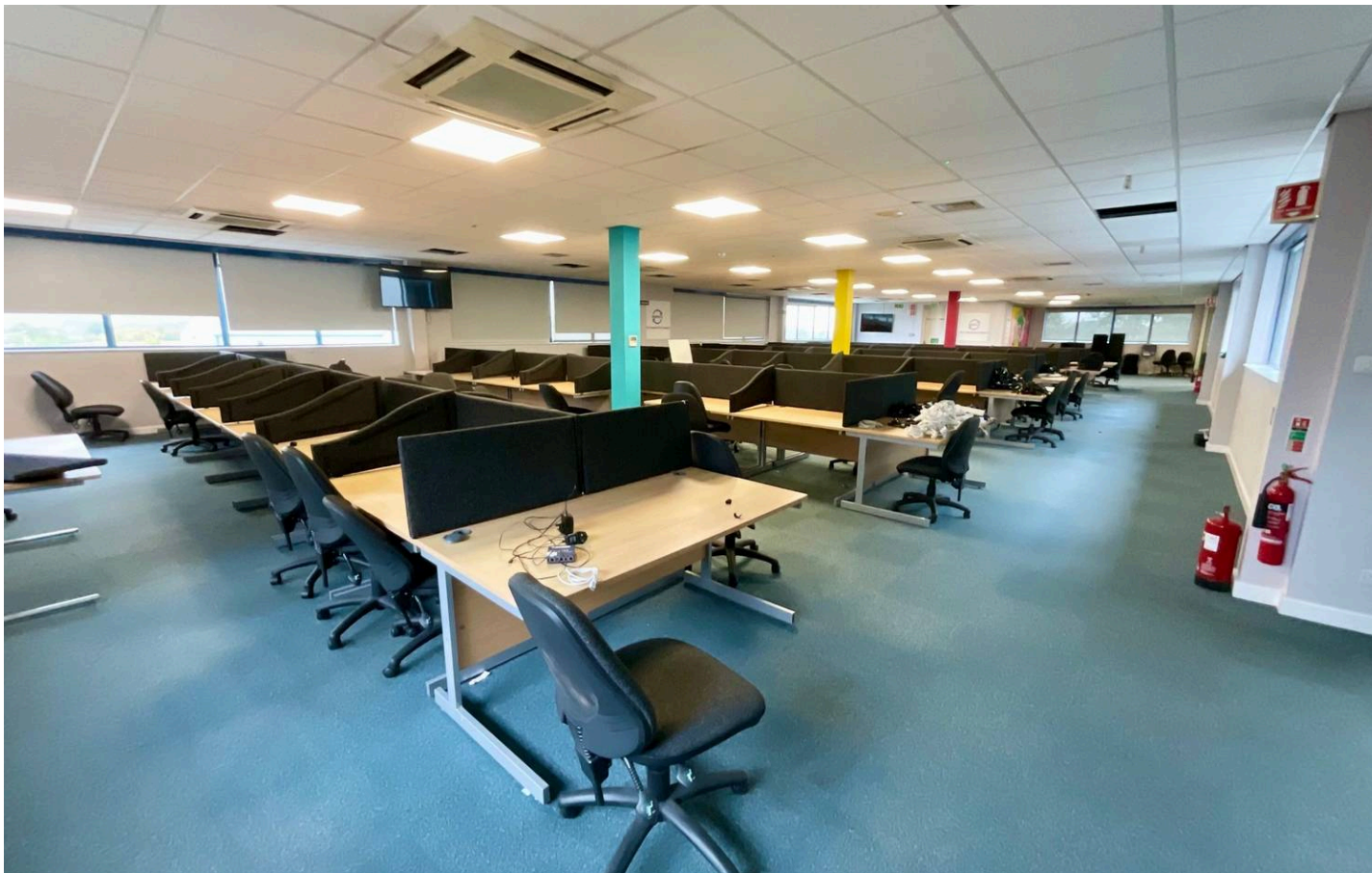
Description:

The premises comprise a substantial detached modern office building which is clad externally with micro rib sheeting. The frontage benefits from two secondary entrance doors set either side of an impressive central entrance under a canopy. The property benefits from seventy five designated clear car spaces and sits on a total site of approximately 0.90 acres.

Internally:

Internally, the ground floor benefits from an impressive reception and provides a mix of cellular and open plan office accommodation together with toilet and kitchen facilities. The accommodation is arranged around a central atrium which provides a lot of natural daylight into the office suites. The first floor is accessed via a passenger lift or alternatively, via stairs from the ground floor and again leads to a mix of open plan and cellular office accommodation with the same facilities. The accommodation benefits from raised access flooring throughout together with suspended ceiling which incorporate category two lighting.





Accommodation:

We confirm that we have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and we can confirm that the property extends to the following approximate net internal areas: Ground Floor: 653.01 sq m (7,029 sq ft) First Floor: 663.08 sq m (7,137 sq ft) Total: 1,316.09 sq m (14,166 sq ft)

Business Rates:

The property has been assessed for Business Rates as follows: Newlands House - RV - £93,500 Prospective occupiers are advised to make their own enquiries with regards to Business Rates.

V.A.T.

All reference to price or rent is deemed to be exclusive of V.A.T. Unless expressly stated otherwise.

Terms:

The property is available to let for a flexible term at a rent of £85,000 per annum which reflects a rate per square foot of £6. Alternatively, our clients may look at splitting the accommodation into two levels and further information is available on request. Incentives such as a rent free period may be available. Our clients may also look at selling their Freehold interest in the property and all enquiries should be made via the Sole Agents.

Legal Costs:

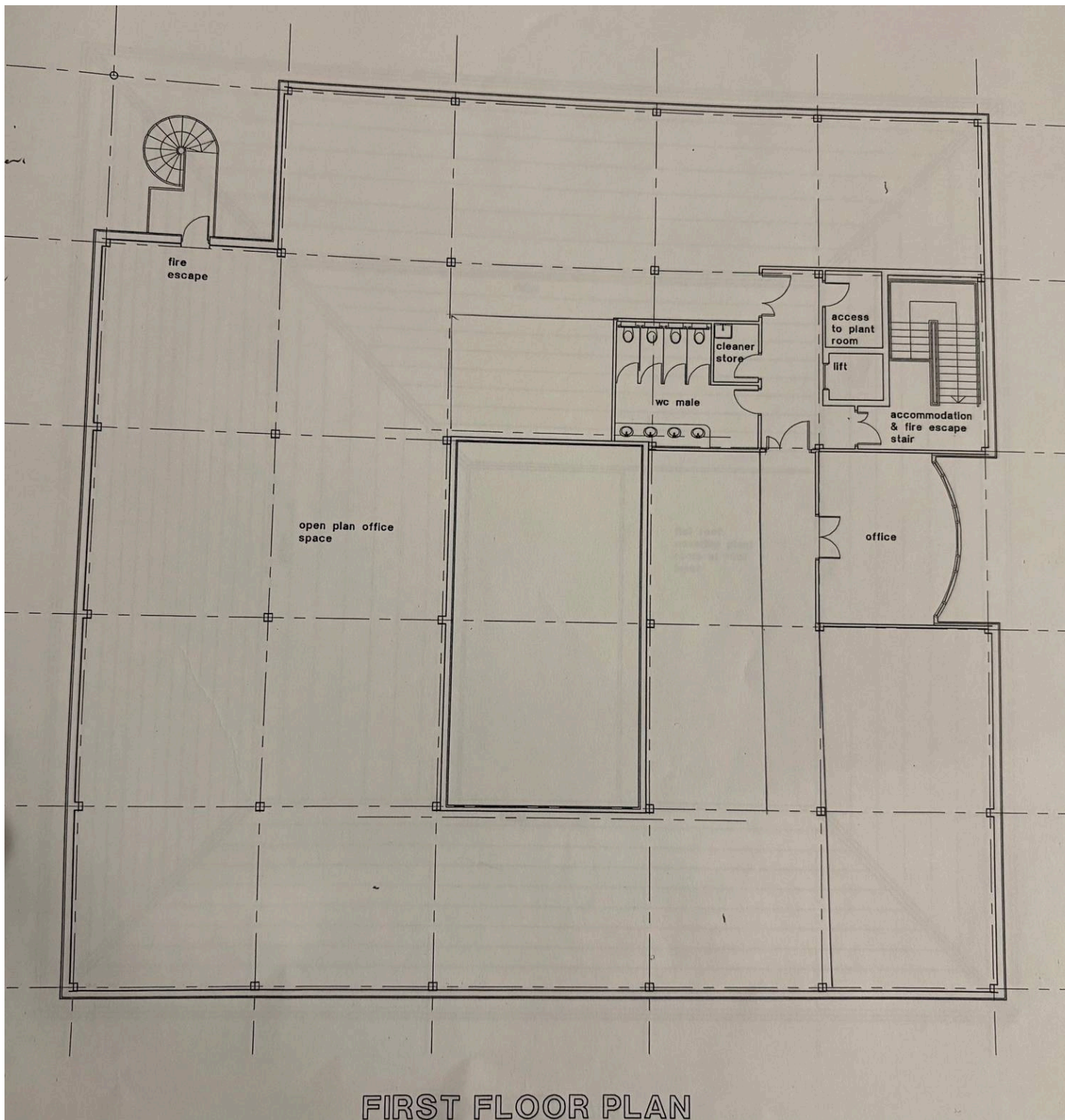
Each party to be responsible for their own legal costs.

Viewing:

By appointment only via the Sole Agents: CPH Property Services 19 St. Thomas Street Scarborough North Yorkshire YO11 1DY Contact: Joe Walker MRICS Tel:

01723 352235

Email: joe@cphproperty.co.uk



Interested?

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

With you every step of the way



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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