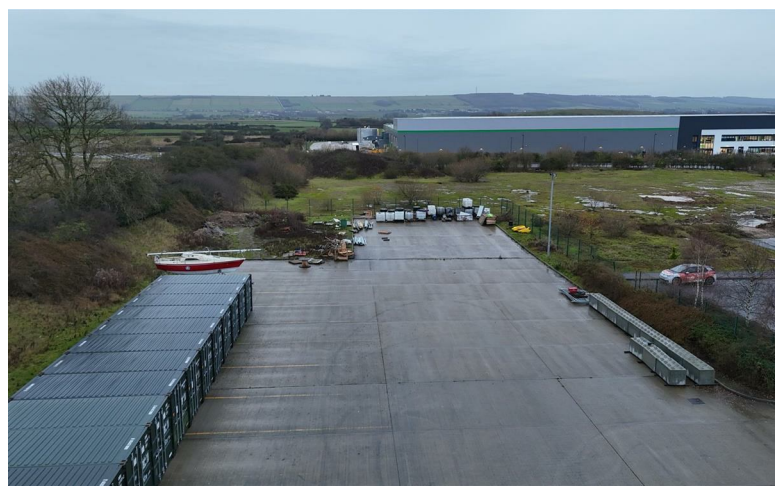




**colin ellis**  
your trusted property experts

**Great Hill,  
Scarborough, YO11 3TX**

**Rent - £19,500 Per Annum**

Located on Great Hill on Scarborough Business Park in Eastfield, we are offering a concrete base hardstanding / yard to let. Spanning approximately 22,000 square feet with additional grounds the site would suit a variety of business that need a solid ground rather than internal warehouse.

This site is ready to go, allowing for immediate use, which is ideal for businesses looking to commence operations without delay. Additionally, there is potential for further development, including the option to install a portacabin if required, enhancing the versatility of the space.

New terms are to be agreed, making this an attractive proposition for those looking to secure a foothold in a thriving area. With its strategic location and substantial hardstanding, this site is well-suited for a range of commercial ventures.

## THE SITE

Offering approximately 22,000 sq ft of hard standing the site could easily be arranged to be self contained and have its own access point. There is also space on the south eastern boundary for a Portacabin if required. The Landlord will provide an electric and water supply to the site that will be separately metered.

## LOCATION

The site is situated on Great Hill in Eastfield Business Park and is within easy access of the main road networks of the A64 and A165.

## TENURE

Leasehold with new Landlord & Tenant Act terms to be agreed.

## RENT

Commencing rent of £19,500 per annum,

## VIEWING

Strictly by prior appointment with sole agents Colin Ellis Property Services on 01723 363565



**Great Hill - 18769311**

**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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