



Industrial Unit

# UNIT 6A PLAXTON PARK INDUSTRIAL ESTATE, CAYTON LOW ROAD, SCARBOROUGH,

Per Annum

# £37,975

FEATURES



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# 0 Bedroom Industrial Unit located in Scarborough

Situated within the well-established Plaxton Park Industrial Estate on Cayton Low Road in Scarborough, this recently refurbished industrial unit presents an excellent opportunity for businesses seeking a modern and spacious environment. Spanning an impressive 5,425 square feet (503 square metres), the unit is designed to accommodate a variety of industrial needs, making it a versatile choice for potential tenants.

The property is available for immediate occupation, allowing businesses to swiftly set up operations without delay. In addition to this unit, there are more units coming available shortly, up to 10,200 Sqft (947 sqm) including a prominent trade counter opportunity.

Whether you are a start-up or an established company, this industrial unit at Plaxton Park offers the perfect blend of space, location, and modern facilities to help your business thrive.



**Bathroom**  
8'9" x 6'0"  
2.68 x 1.98 m

92'0" x 59'0"  
28.05 x 17.98 m

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**Approximate total area<sup>(1)</sup>**  
5313.71 ft<sup>2</sup>  
493.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**


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**Council Tax Band**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

