

FREEHOLD



Commercial

LAKEHOUSE HOPPER HILL ROAD, EASTFIELD, SCARBOROUGH, YO11 3YS

Guide Price

£1,800,000

FEATURES



colin ellis
your trusted property experts

0 Bedroom Commercial located in Scarborough

A substantial industrial unit available on either a FREEHOLD or LEASEHOLD basis, offering an excellent opportunity for occupiers, investors and owner-occupiers in an established Scarborough location.

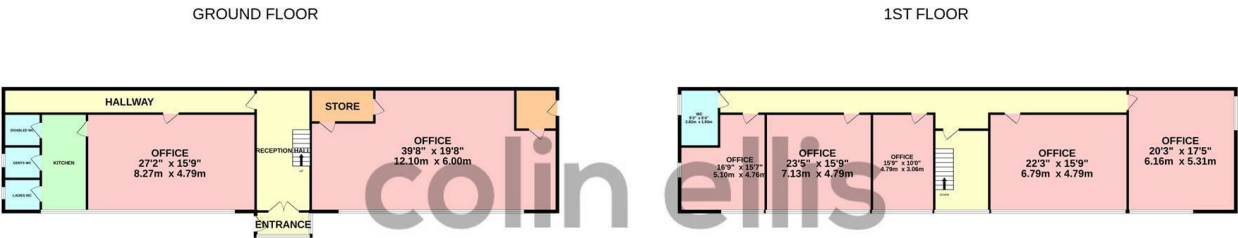
Lakeside House occupies a prominent position on Hopper Hill Road, Eastfield, to the south of Scarborough. The property presents a versatile opportunity for a business seeking substantial premises. With a gross floor area of 3,098 sqm (33,347 sq.ft) which includes offices and ancillary staff accommodation. The unit has the benefit of an overhead crane and includes four full height roller shutters.

The unit stands within its own extensive grounds and includes ample parking for staff and visitors.

The property is available on either a leasehold basis at £150,000 per annum or for freehold acquisition at £1,800,000.

Call us on
01723 363565
info@colinellis.co.uk
www.colinellis.co.uk

Council Tax Band



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

