



PROPERTY CONSULTANTS

FOR SALE / TO LET

Detached Industrial / Manufacturing Premises

25,671 - 132,163 sq ft on 5.58 acres



- Rare Freehold Opportunity
- Loading via multiple ground and dock level doors
- Significant power supply of up to 3,500 KVA
- Fully sprinklered
- HQ offices
- Part income producing

Pindar House, Thornburgh Road, Eastfield Industrial Estate, Scarborough, YO11 3UY



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ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	8,575.90	92,311
Ground Floor Offices / Plate Manufacturing	2,465.62	26,540
Ground Floor Offices	618.34	6,656
First Floor Offices	618.34	6,656
Total	12,278.20	132,163

SITE AREA

The site area extends to 5.58 acres (2.26 hectares).

DESCRIPTION

The property provides a detached industrial / manufacturing facility which benefits from the following specification:

- **Eaves height of 6 metres**
- **Loading via 3 ground level and 3 dock level doors**
- **Large dedicated yard with a 48 metre depth**
- **Large separate car parking area**
- **Expansion land of 0.34 acres**
- **Significant power supply of up to 3,500 KVA**
- **High quality HQ offices**
- **Fully sprinklered**
- **Part Income Producing**

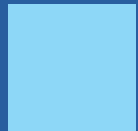
Premises could be split with the following options:

Option 1

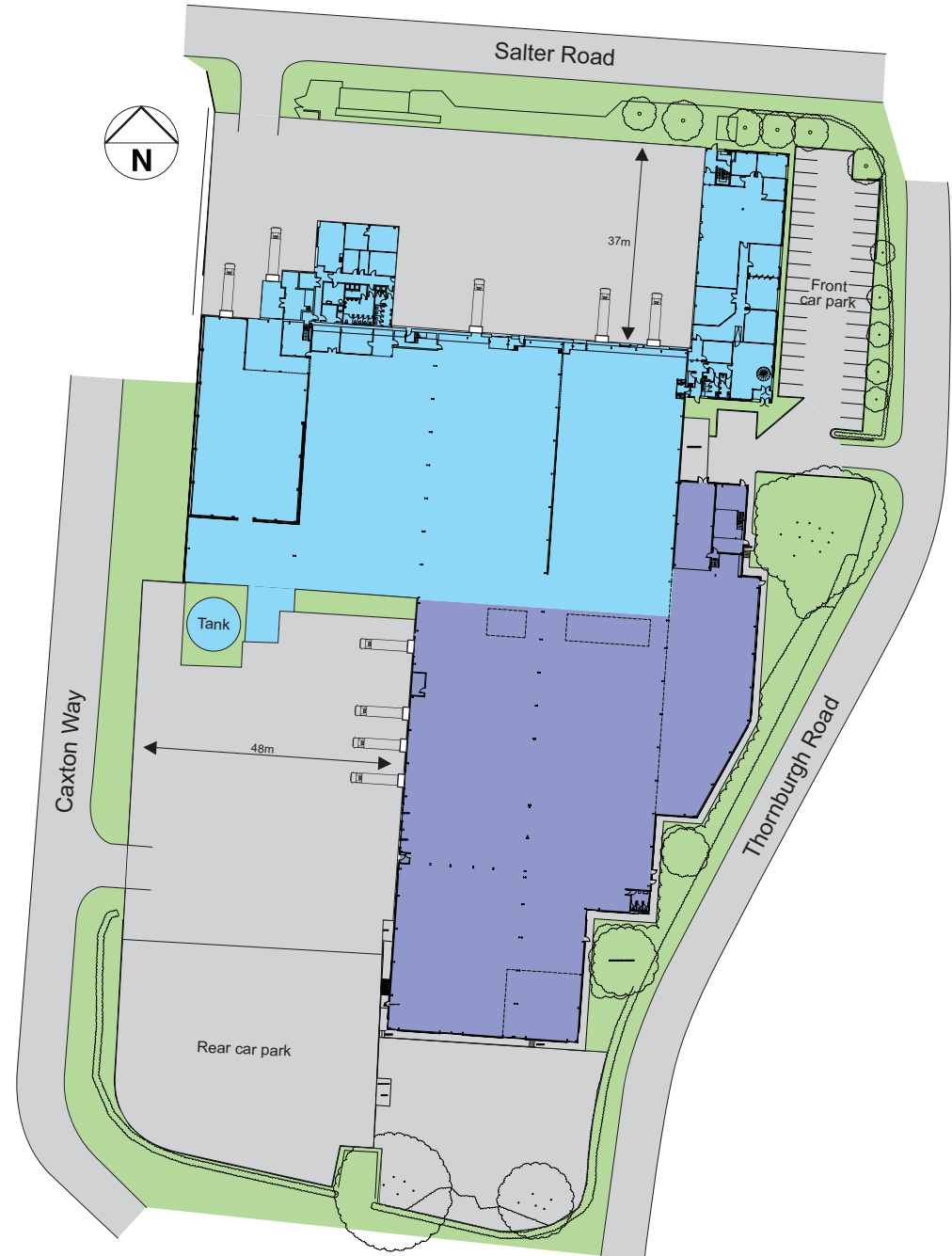
Proposed Split Option 1



Unit 1 - 44,455 sq ft (4,130 sq m)



Unit 2 - 65,309 sq ft (6,067 sq m)
Includes first floor and mezz areas



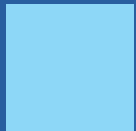
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Option 2

Proposed Split Option 2



Unit 1 - 84,038 sq ft (7,807 sq m)
Includes first floor office and mezz areas



Unit 2 - 25,671 sq ft (2,385 sq m)

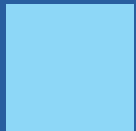


Option 3

Proposed Split Option 3



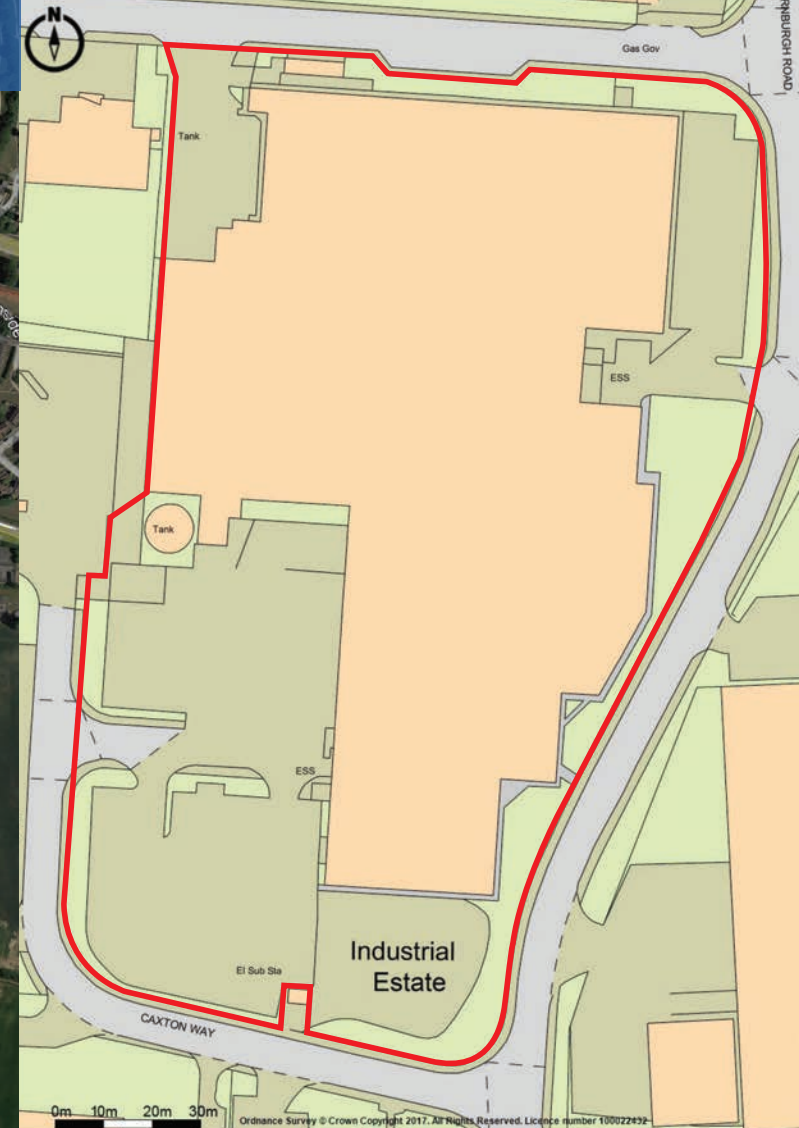
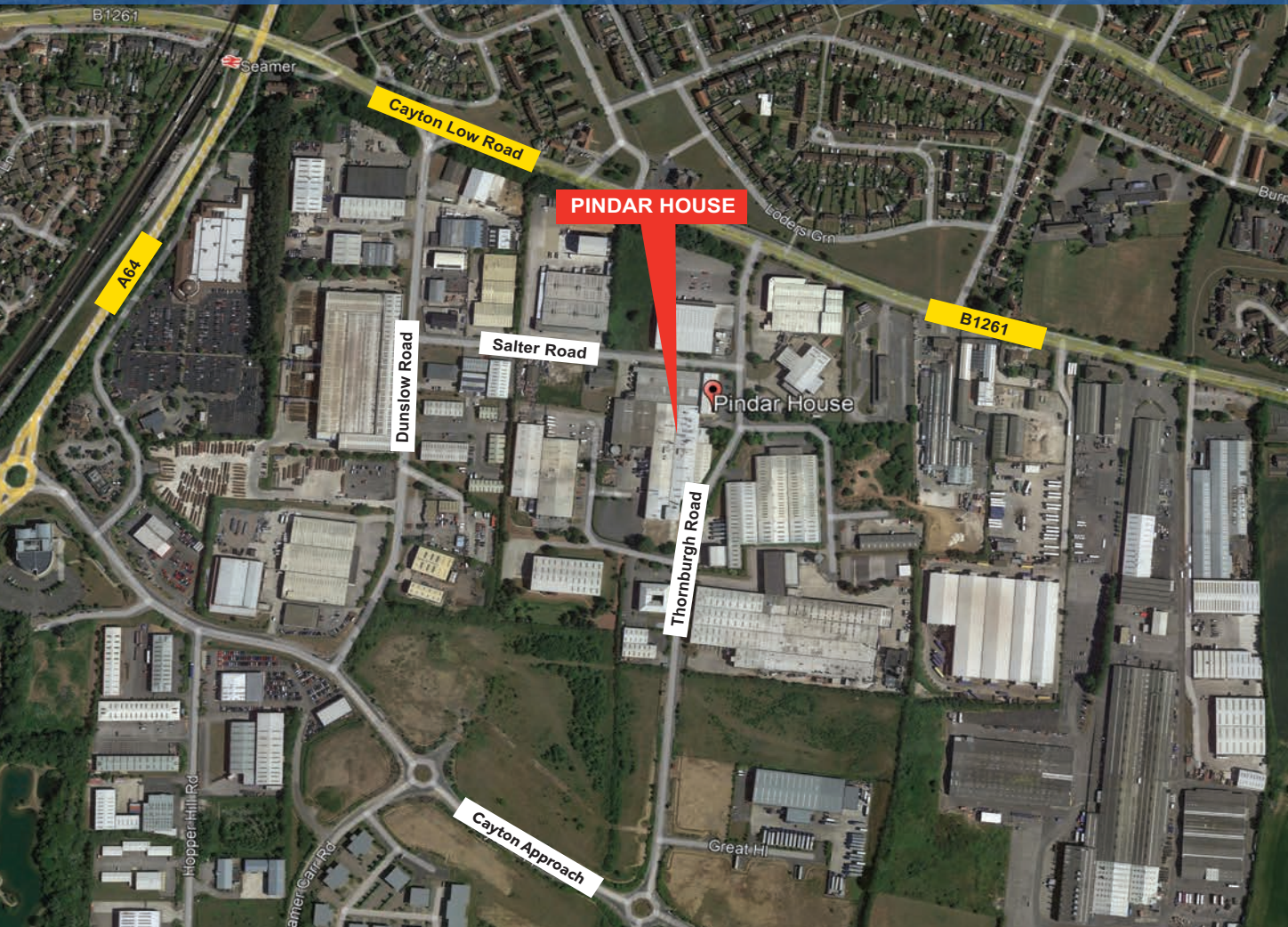
Unit 1 - 59,512 sq ft (5,528.82 sq m)
Includes first floor office and link areas



Unit 2 - 50,247.82 sq ft (4,668.18 sq m)
Includes mezz areas



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DESCRIPTION

The property is situated on the established and highly popular Eastfield Industrial Estate, which is strategically located adjacent to the A64 and just over 2.5 miles to the south of Scarborough Town Centre.

The premises are accessed on three sides via Salter Road, Claxton Way and Thornburgh Road, with the latter leading to the A64 via Cayton Low Road (B1261).

PLANNING

The premises have been continually used for industrial and manufacturing uses.

Interest parties should make their own enquiries to Scarborough Borough Council Planning Department.



TERMS

The property is available by way of new full repairing and insuring lease for a term to be agreed or alternatively a sale of the freehold interest, as a whole or on split basis will be considered.

Part of the office accommodation (approx. 15,300 sq ft) is occupied by Yell Limited on a lease that is due to expire on 1st September 2024 and at a rent of £281,250 per annum.

Price and rent on application.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither GV&Co, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. July 2023.

BUSINESS RATES

The property we understand has a Rateable Value of £326,750.

Interested parties are advised to make their own enquiries to Scarborough Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with this transaction.

FURTHER INFORMATION / INSEPCIONS

For further information or to arrange a viewing please contact;

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