



**MANOR ROAD BUSINESS
PARK
SCARBOROUGH
YO12 7RY**

PHASE 1

14 commercial units from 1000 square feet (93 sq m) Class E/B8 use

Mains electric and water on an individual metered supply. Foul drainage connectivity.

BT Openreach fibre telephone/broadband (individual connection fees apply)

Glazed personnel door and electric sectional door to each unit

CCTV

Shell specification. Adaptions allowed to individual units subject to landlord approval and construction stage

Minimum 5 year lease.

Service charge – 10% of ground rent charged annually (includes insurance – please ask for details).

Unit 1 - 1500 sq ft, 3 parking spaces, three phase electric	£15,000 p.a.
Unit 2 – 1500 sq ft, 3 parking spaces, three phase electric	£15,000 p.a.
Unit 3 – 1500 sq ft, 3 parking spaces, three phase electric	£15,000 p.a.
Unit 4 – 1500 sq ft, 3 parking spaces, three phase electric	£15,000 p.a.
Unit 5 – 2000 sq ft, 4 parking spaces, three phase electric	£10,000 p.a.
Unit 6 – 1000 sq ft, 2 parking spaces, single phase electric	£10,000 p.a.
Unit 7 – 1000 sq ft, 2 parking spaces, single phase electric	£10,000 p.a.
Unit 8 – 1000 sq ft, 2 parking spaces, single phase electric	£10,000 p.a.
Unit 9 – 1000 sq ft, 2 parking spaces, single phase electric	£10,000 p.a.
Unit 10 – 2000 sq ft, 4 parking spaces, three phase electric	£20,000 p.a.
Unit 11 – Reserved	
Unit 12 – Reserved	
Unit 13 – Reserved	
Unit 14 – Reserved	