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SURVEYORS

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**TO LET
INDUSTRIAL**

**Unit 5
Dunslow Court
Eastfield
Scarborough
YO11 3UT**

ENQUIRIES
alignsurveyors.co.uk



LOCATION

Dunslow Court is located within the popular Cayton Low Road Industrial Estate at Eastfields in Scarborough.

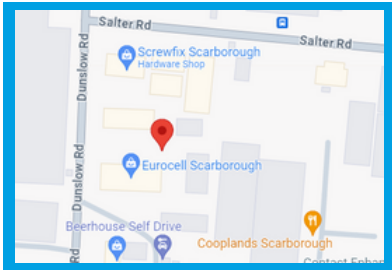
Scarborough is a town on the North Sea coast of North Yorkshire. The estate is accessed off Dunslow Road which leads to the B1261 and in turn the A64 only 2 minutes drive away. The A64 links the town with Malton, York, Leeds, the A19 and the A1(M). The estate also benefits from good transport links with Seamer Railway Station within 15 minutes walk.

The estate is situated approximately 15-20 minutes south of Scarborough town centre which includes the Brunswick Shopping Centre and an array of retail outlets, local shops and eateries. Closer by to Dunslow Court are other local amenities including, Morrisons Supermarket, and a McDonald's restaurant 0.5 miles away.

DESCRIPTION

Dunslow Court is a mid terrace industrial unit on a well established industrial estate. The unit is featured over a single floor plate with a small ancillary office and toilet facilities. The unit has a concrete floor and the occupier will have access to a 3 phase power supply. The unit is accessed via a large manual roller shutter door with a personal entrance to the side.

LOCATION PLAN



RENT

£10,000 pa

TERMS

The property is available on a new lease for a term of 3 years with specific detail to be discussed with the agent.

EPC

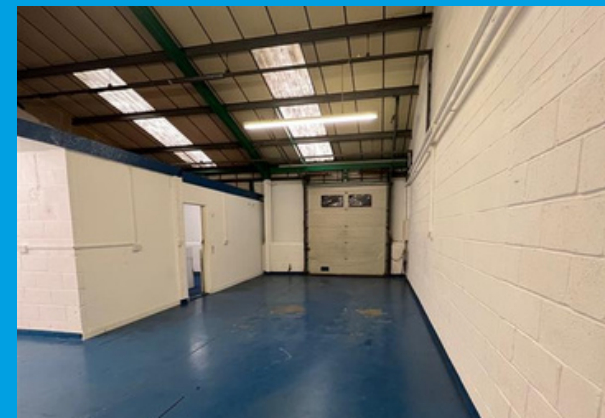
A copy of the EPC is available upon request.

VIEWING

All viewings are to be arranged through the retained agents or by contacting Daniel.Clinch@alignsurveyors.co.uk or Christopher.Black@alignsurveyors.co.uk

LEGAL COSTS

Each party shall bear their own legal costs within this transaction. Should any party decide to withdraw for any reason once the legal process has begun the party withdrawing shall bear the full costs of the other side incurred to that point.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.
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