



**Lancaster Road, Carnaby Industrial Estate,
Bridlington, YO15 3QY**
4 Acres of Land To Let



Location

The land is located on the north side of Lancaster Road within the Carnaby Industrial Estate, some 2 miles south east of Bridlington. Road links to the site are good with the A165 providing direct links to Beverley, Hull, Filey & Scarborough. The A164 gives direct access on to the M62 motorway.



Description

The site extends to some 4 acres. The land is level and surfaced in a combination of grass, hard core and road plainings. The site is fully fenced and enclosed with a gated access onto the main estate road within Carnaby.

Surrounding occupiers include DAM Structures, Elliot Group, Bee Health, Ideal Buildings and Carnaby Caravans.

Summary

- 4 acres of industrial development land
- Fully fenced and gated site
- Surfaced in a combination of grass, hard core and stone
- Available to let with immediate occupation

Accommodation

Site Area 4 acres

Terms

The land is available to let on the following terms and conditions subject to a formal lease.

Rent

The commencing rental is £60,000 per annum exclusive of VAT, rates and all other outgoings, payable quarterly in advance by bank standing order.

VAT

The site is VAT registered

Lease Term

By negotiation

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services are available in the estate road.

Business Rates

Not applicable.

EPC

Not applicable.



Contacts

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