

UNIT 6 VIKING INDUSTRIAL ESTATE SAWDON



Detached industrial unit providing 4960 sq. ft of flexible space, presented to a high standard and benefitting from a useful yard area to the front.

OFFERS BASED ON £225,000

Forming part of the Viking Industrial Estate, Sawdon, Scarborough, this property represents an excellent opportunity to purchase a well presented and flexible industrial unit situated on an established rural commercial centre.

The property comprises a fully enclosed steel portal frame building providing 4960 sq ft of flexible industrial space, together with a useful yard to the front.

ACCOMMODATION

The building is of Steel Portal Frame construction, with block walls, strip lighting throughout and 3 phase power supply.

Workshop

82' x 62'



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

BUSINESS RATES

We are advised that the rateable value of the property is £9,800.00 per annum.

VIEWING

All arrangements to view are strictly by appointment through the Agents, and no approaches whatsoever should be made to the Owner or the business.

DIRECTIONS

Travelling East on the A170 through Brompton, turn left towards Sawdon village. Follow the road up the hill and Viking Industrial Estate is on the left hand side, next to the golf course.

