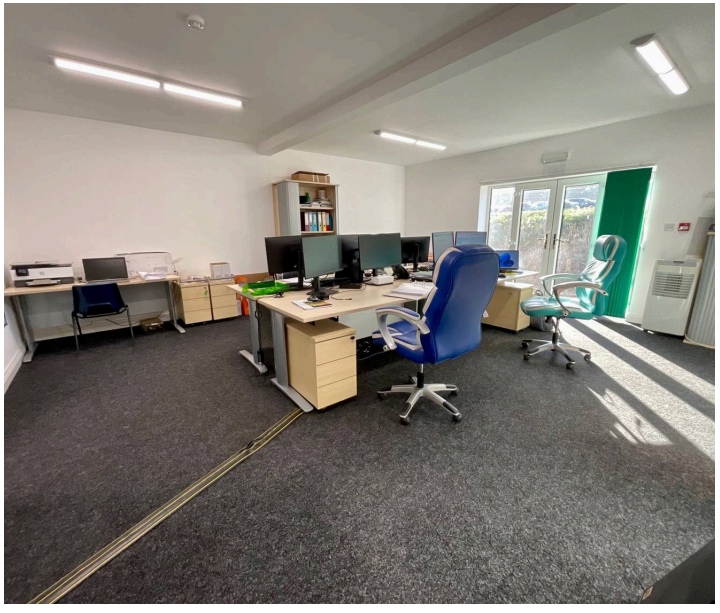


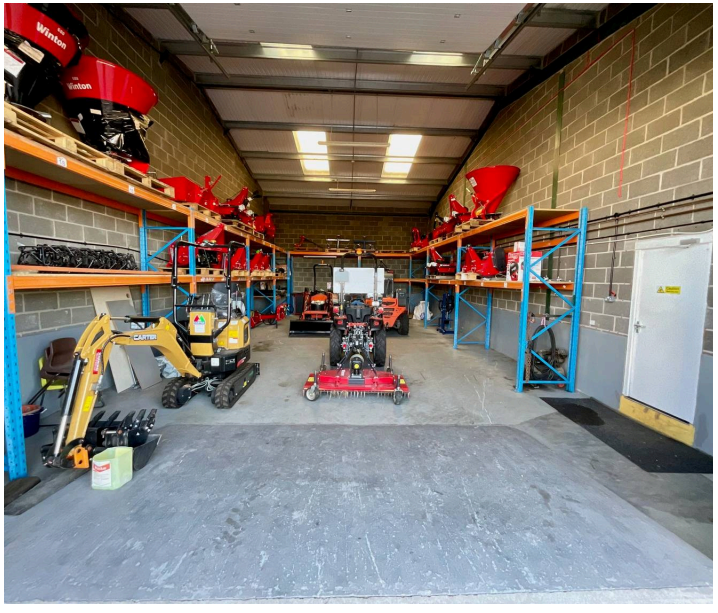
CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

16 & 16A Stephenson Park, Main Street, Flixton YO11 3UD

Rent - £20,000 pa







16 & 16A Stephenson Park

Main Street, Flixton, Scarborough YO11 3UD

TO LET I High Specification Office & Warehouse Facility located on popular Business Park close to A64. Energy Rating A!!

CPH Commercial bring to the market this very useful commercial property TO LET which would suit a variety of businesses. The property comes to the market due to the expansion and relocation of GM Stephenson. The property is very versatile, benefitting from modern, high quality office accommodation, split across 2 floors measuring approximately 1500 sq ft together with a 1200 sq ft connected warehouse with electric roller shutter door. The property also benefits from a secure yard area to the front, measuring circa 7.5m x 16m (c.1290 sq ft).

This modern and energy efficient building benefits from an air source heat pump, has UPVC double glazed windows and has a new alarm system. The unit is available to let on a new 5 year Full Repairing and Insuring lease. The property is subject to VAT and a Service Charge which incorporates buildings insurance and site maintenance. Viewings strictly by appointment only. All enquiries to CPH Commercial.

EPC: Band A (14).

Business Rates: Rateable Value - £16,500.



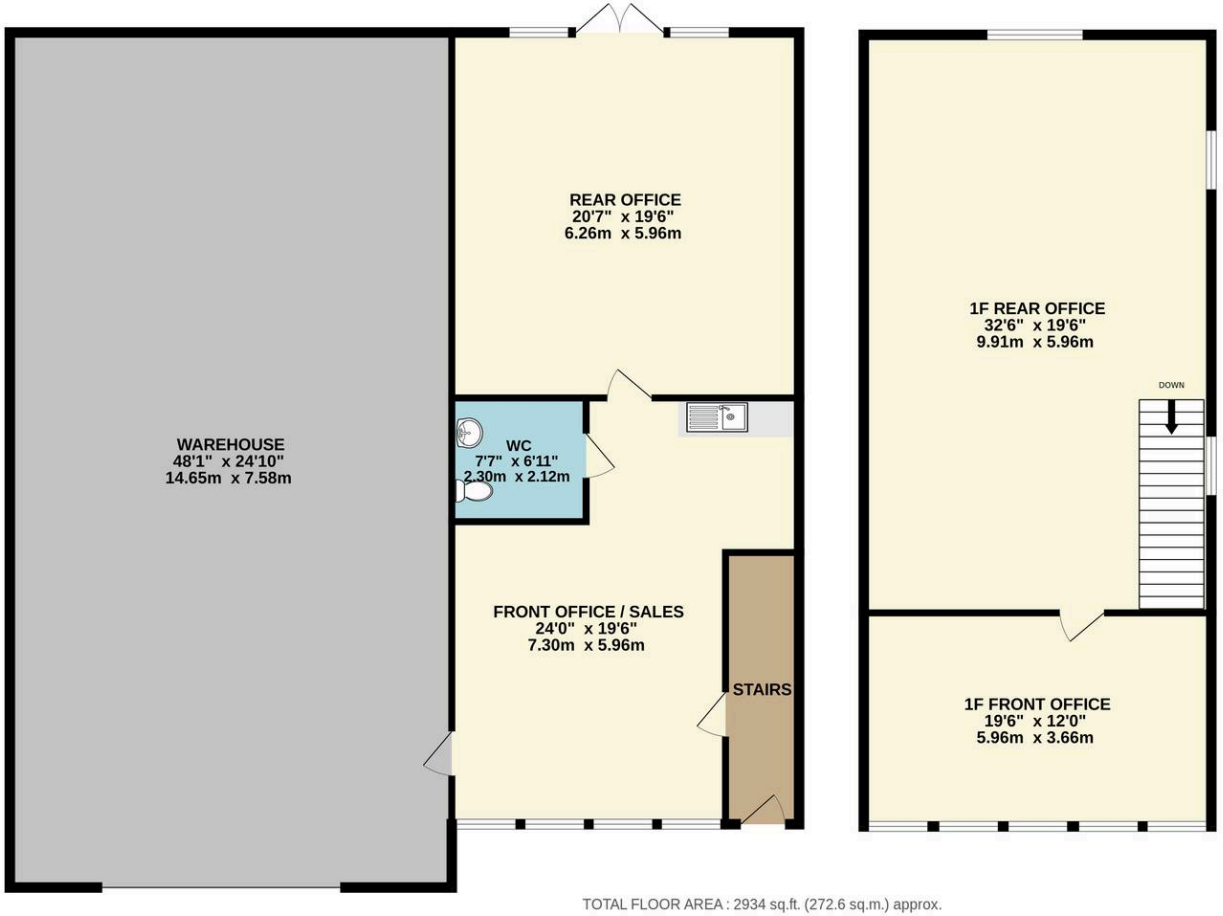






GROUND FLOOR
2065 sq.ft. (191.8 sq.m.) approx.

1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2934 sq.ft. (272.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Interested?

Contact our friendly team today

01723 352235 | sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY

RICS naea | propertymark PROTECTED arla | propertymark PROTECTED The Property Ombudsman DPS The Deposit Protection Service

rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132