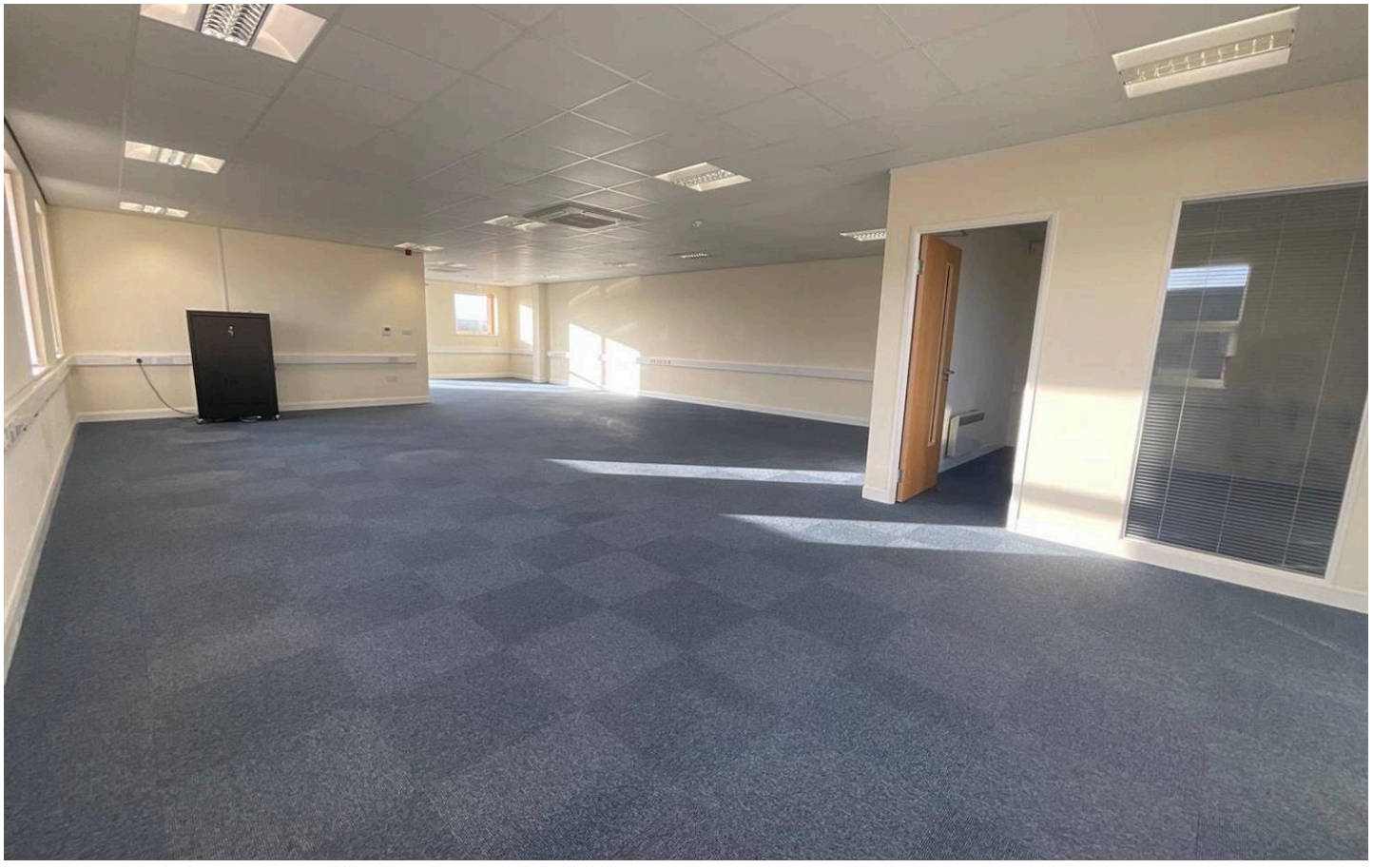
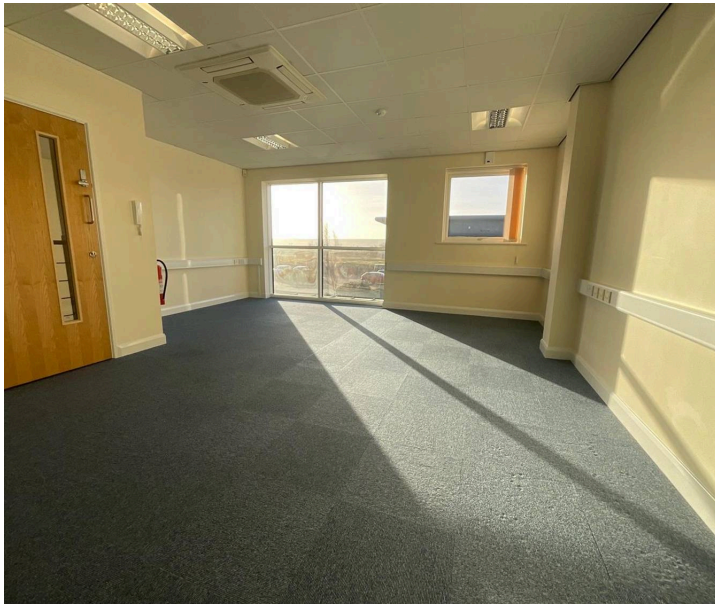


CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

Unit 4, Manor Court Manor Garth

£16,800 pa + VAT (inclusive of electric and water)







Unit 4

Manor Court Manor Garth, Scarborough

TO LET I Modern Office Suite with 4 Clear Car Parking Spaces located on Scarborough Business Park. *The rent is inclusive of reasonable electric and water usuage*

The suite is accessed via a spacious communal entrance with shared toilet and kitchen facilities with the ground floor occupier. Stairs lead up to the 1st floor suite which is openplan throughout with a single cellular office in the corner. The suite itself extends to a net internal area of approximately 1,215 sq ft + communal areas and benefits from 4 clear car parking spaces located directly outside the unit. Occupiers within the park include: Handlesbanken, Fortus, NFU Mutual together with many others. A fantastic opportunity to lease this stunning office suite, set in the heart of this busy and vibrant business park on the outkirts of Scarborough. All enquiries to CPH Commercial.

Business Rates: £14,250. The property should qualify for a degree of business rates relief.

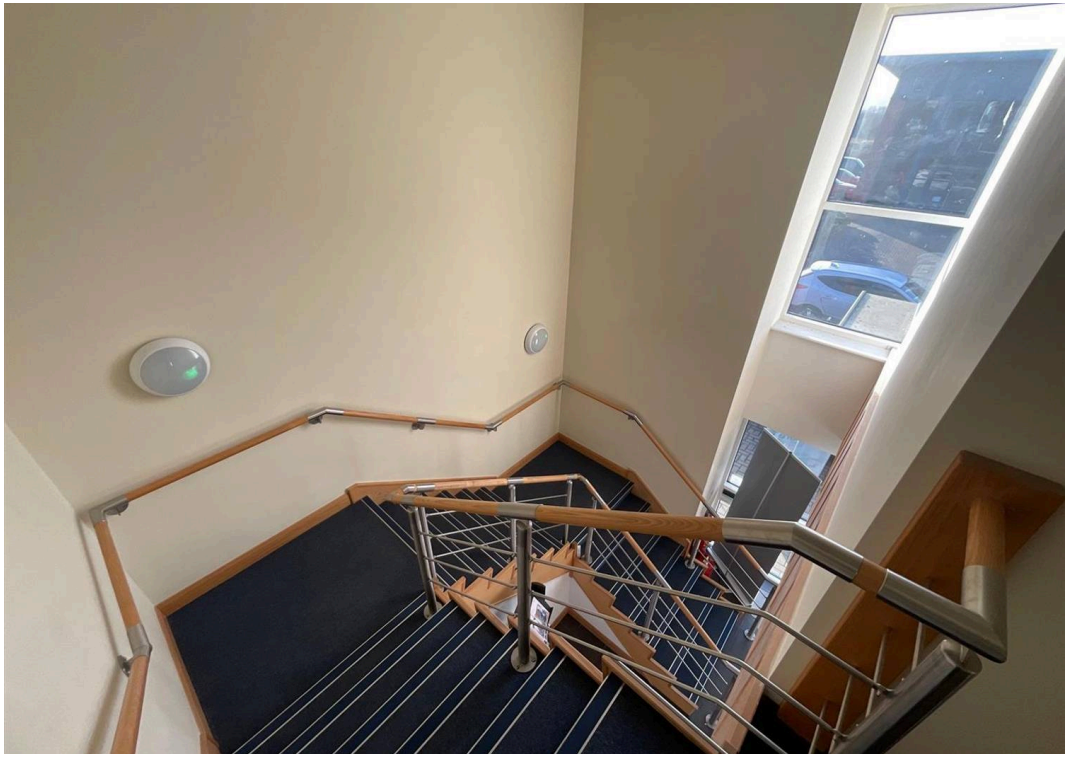
EPC: Band D.

VAT: Elected for VAT

Council Tax band: TBD

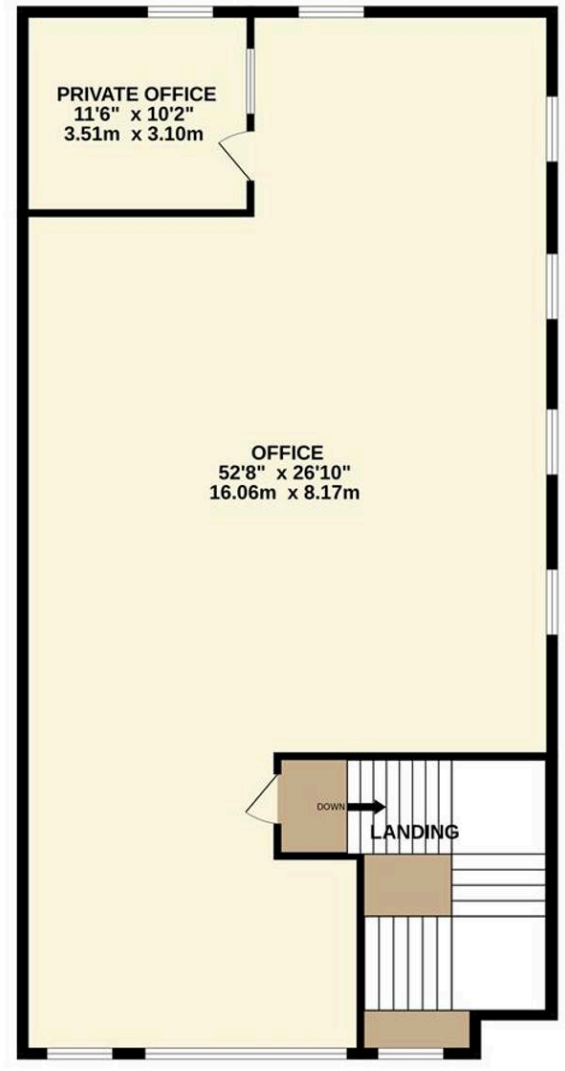








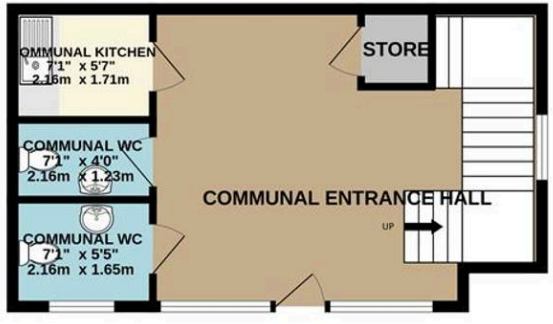
1ST FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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.
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GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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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