

# TO LET

**IAIN SIMPSON**  
— & —  
C O M P A N Y

## SUPERB INDUSTRIAL/WAREHOUSE PREMISES WITH LOADING FACILITIES AND DEDICATED PARKING



### HALL 1, VENTRESS HOUSE, THORNBURGH ROAD, SCARBOROUGH, YO11 3UY

- Quality industrial/warehouse premises
- Well located in an established industrial area
- 1,031.8 m<sup>2</sup> (11,100 sq ft)
- Dedicated parking and secure yard

## LOCATION AND SITE PLAN

The property is located on Thornburgh Road within the Eastfield Industrial Estate near the junction with Cayton Low Road, approximately 3 miles south of Scarborough town centre. Access to the A64 is within 0.5 miles.

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## DESCRIPTION

The premises comprises a self-contained single storey steel portal framed unit forming part of a larger building, including ground floor office space.

Benefitting from a concrete floor throughout, with an eaves height of circa 5m and roller shutter doors. Additional shared loading, canteen and staff facilities included.

## ACCOMMODATION

- Hall 1: 990.4 m<sup>2</sup> (10,660 sqft)
- Ground Floor Office: 41.4 m<sup>2</sup> (440 sq ft)
- Total Gross Internal Area excluding shared facilities: 1,031.8 m<sup>2</sup> (11,100 sqft)

## RATEABLE VALUE

The rateable value is currently being re-assessed.

## EPC

The property's energy rating is D. A copy of the EPC is available upon request.

## TERMS

The property is available on a new internal repairing and insuring lease for a term of years to be agreed.

A service charge is applicable.

## RENT

£65,000 pax (terms to be agreed).

## VAT

VAT will be applicable.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal costs in connection with this transaction.



## VIEWING

By prior arrangement with the agent:

Lottie Exton  
07471 033699

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Iain Simpson  
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### Important Information:

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SUBJECT TO CONTRACT  
FILE REF: 390  
JAN 2026

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**CHARTERED SURVEYORS  
PROPERTY CONSULTANTS  
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