

Business Park **Investment** For Sale



UNIT 17 MANOR COURT

Scarborough Business Park, Eastfield, Scarborough YO11 3TU

2,250 Sq Ft

UNIT 17 MANOR COURT, SCARBOROUGH

Introduction

The Gladman office product has been developed to offer high quality business accommodation in attractive settings. This formula has produced successful business locations nationwide and offers tenants and purchasers cost efficient, modern, flexible and high quality office space.

Location

Scarborough, situated on the East Coast of Yorkshire, was Britain's first seaside resort, and has been welcoming visitors for over 360 years.

The borough of Scarborough has a population of approximately 107,000. It is a vibrant town with excellent shopping, business and tourist facilities serving a substantial catchment area.

The business park has excellent road and rail links. The A64 provides road connections to York and the West Riding, while the A171 serves Middlesbrough and the north.

Manor Court is situated 5 miles south of the town centre, just off the A64. The nearby village of Seamer has its own railway station.

Specification

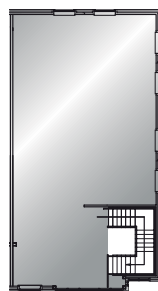
The property is a two storey semi detached office building with:

- Air conditioning
- Raised access floors
- Double glazing
- 8 car parking spaces
- Kitchen / wc on ground floor
- Energy Performance Rating (EPC) - B
- Attractive landscaped business park location

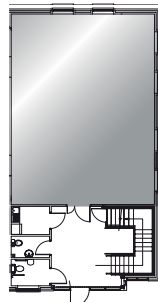
Floor Areas

Our client has provided us with the following net internal areas:

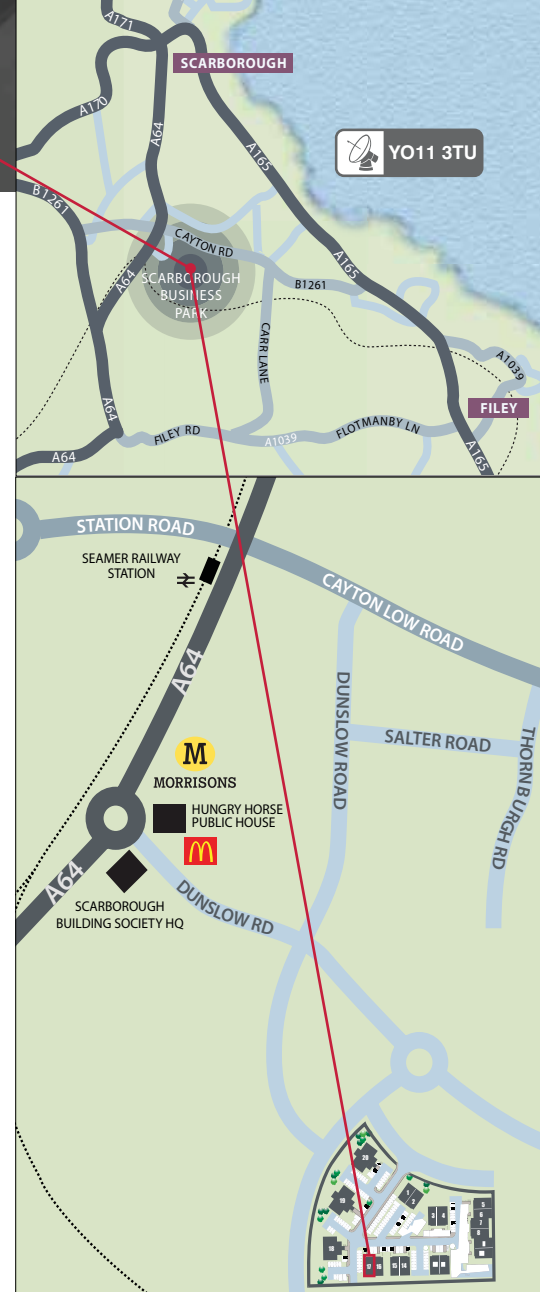
Ground	1,035 sq ft	96.15 sq m
1st Floor	1,215 sq ft	112.88 sq m
Total	2,250 sq ft	209.03 sq m



First floor



Ground floor



Tenancy Schedule

Tenant	Passing Rent	Lease Start	Lease End	Term	Break	Break Notice	Comments
Laser Print Limited	£22,500 pa *	28/06/2011	27/06/2021	10 years	28/06/2016	six months written#	

* Rent is charged at an initial rate of £11,250 pa up to 27/06/2012. The shortfall between the initial rate and the full rent of £22,500 pa will be made up by the Vendor

If the break is not exercised the tenant will be allowed a further rent free for the first six months of the sixth year of the term

Covenant status

Laser Print Limited were incorporated in September 2007 and carry out computer related activities. They have a current Creditsafe Rating of 63 out of 100.

Pricing

We are seeking offers of £260,000 + VAT which reflects an attractive net initial yield of 8.25% after purchasers costs of 4.75%.

Contacts

Paul Roberts	t: 01260 288 836	e: p.roberts@gladman.co.uk
Iain Simpson	t: 01944 738 888	e: iain-simpson@btconnect.com
Matthew Tootell	t: 0113 280 8056	e: matthew.tootell@gvagrimley.co.uk
Tom Penrose	t: 01482 626 901	e: tom.penrose@pph-commercial.co.uk

MISREPRESENTATION ACT: 1. No description or information given by PPH Commercial, Iain Simpson and/or GVA Grimley whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. PPH Commercial, Iain Simpson and/or GVA Grimley has no authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller(s) or lessor(s). 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information. 3. The photographs show examples of schemes (with the exception of aerial photography). Any areas of measurements or distances given are approximate only. 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee. 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. December 2011.

