

MANOR COURT

SCARBOROUGH BUSINESS PARK • SCARBOROUGH • YO11 3TU

FOR SALE / TO LET

NEW HIGH SPECIFICATION OFFICE BUILDINGS
FROM 200 SQ FT (18.58 SQ M) TO 6,100 SQ FT (566.71 SQ M)

www.gladman.co.uk/offices-scarborough





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.

Manor Court is situated 5 miles south of the town centre, just off the A64. 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, SCARBOROUGH

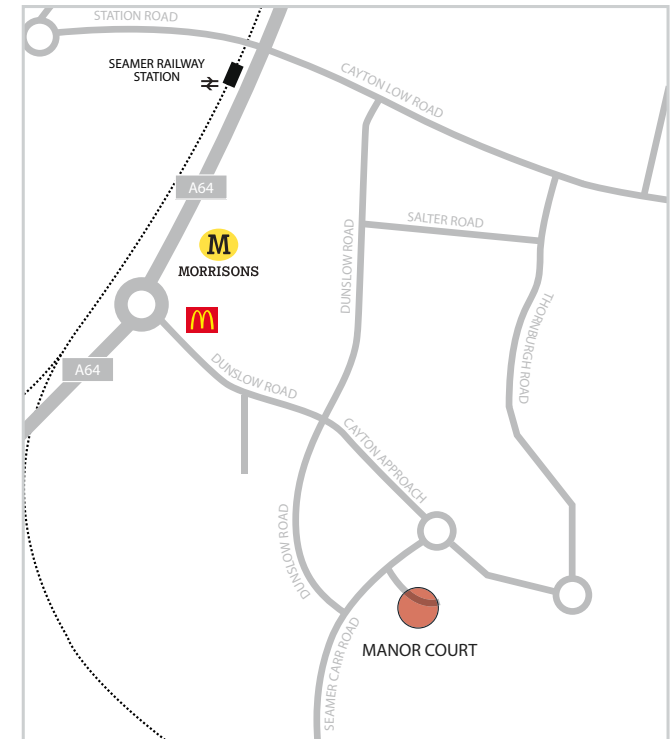
Manor Court provides a range of modern self-contained offices set within attractive landscaped grounds on Scarborough Business Park.

The detached and semi-detached buildings have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of designated on-site car parking.

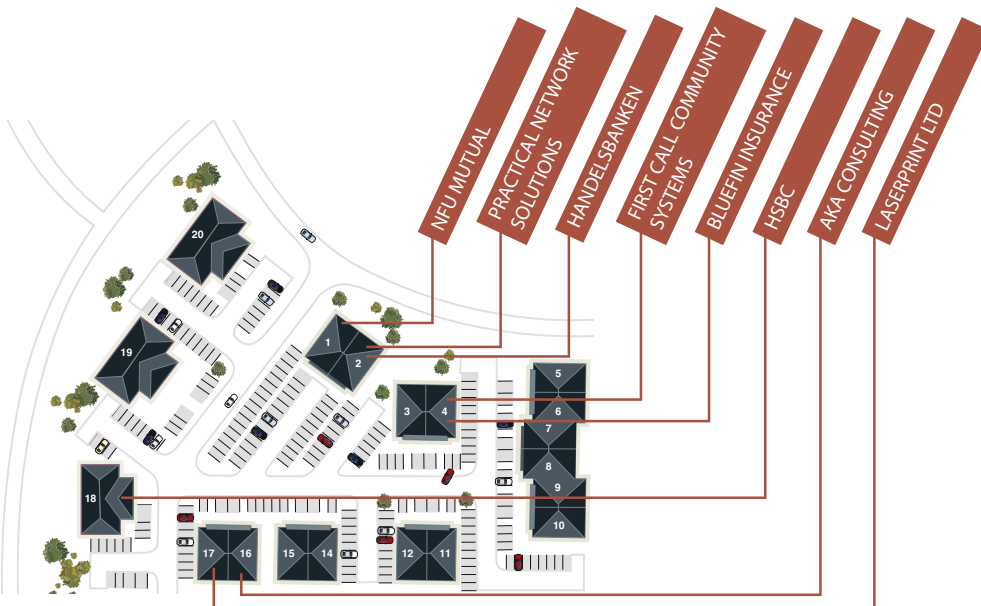
Gladman Developments have an excellent track record, having created over 60 of their business park concepts across the UK. The flexibility, quality and cost effectiveness offered by the Gladman product has attracted many blue chip companies and government agencies.

Gladman offices have been developed over a number of years, utilising feedback from occupiers and property professionals to adopt the best balance between specification and cost-effectiveness.





FLEXIBLE WORKSPACE FROM:
 200 SQ FT (18.58 SQ M) TO 6,100 SQ FT (566.71 SQ M)



SPECIFICATION

- Open Plan
- Suspended ceilings
- Recessed lighting
- Full raised access floors
- Comfort Cooling
- Disabled WC & WC Facilities
- Lift access (G5K & G6K)
- Designated on-site parking
- High quality finishes to reception and toilet areas
- Tea point (G1K's & G2K's only)
- Intruder Alarm (G1K's & G2K's only)

ACCOMMODATION

Building Type	Building	Floor Area sq ft	sq m	Parking Spaces
SOLD	G2K	2,250	209	7
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Unit 3	G2K	2,250	209	7
LET: 4a	G1K	1,035	96	3
LET: 4b	G1K	1,215	113	4
Unit 5	G2K	2,250	209	7
Unit 6	G2K	2,250	209	7
Unit 7	G2K	2,250	209	7
Unit 8	G2K	2,250	209	7
Unit 9	G2K	2,250	209	7
Unit 10	G2K	2,250	209	7
Unit 11	G2K	2,250	209	7
Unit 12	G2K	2,250	209	7
Unit 13	G2K	2,250	209	7
Unit 14	G2K	2,250	209	7
Unit 15	G2K	2,250	209	7
Unit 16	G1K (GF)	1,035	96	3
LET: 16	Suite 1	200	19	1
LET: 16	Suite 2	405	38	1
LET: 16	Suite 3	525	49	2
LET: 17	G2K	2,250	209	7
Unit 18a	G2K (GF)	2,555	237	11
LET: 18b	G2K (FF)	2,695	250	10
Unit 19	G6K	6,100	567	26
Unit 20	G6K	6,100	567	26

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TERMS

The buildings are available to buy or lease.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of VAT.

SERVICE CHARGE

A service charge will be implemented to recover the costs incurred in respect of the maintenance of the business park.

DISCLAIMER: Gladman, PPH Commercial, Iain Simpson and GVA Grimley on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by PPH Commercial, Iain Simpson and GVA Grimley has an authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to exclude or limit any liability that cannot be excluded or limited by any applicable law. March 2012.

RATES

Further Information is available from www.voa.gov.uk

FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.



Scan this QR code to visit our Scarborough development online

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