



WYKEHAM BUSINESS CENTRE

FARFIELD, Wykeham, YO13 9QD

Workspace to Let



**Farfield – Units 3 & 4
From 781sqft / 72.5sqm**

Premium affordable workshop space situated in a landscaped courtyard 6 miles west of Scarborough on the A170. This attractive industrial park, with a selection of stone and timber cedar workshops, provides perfect accommodation for light manufacturing & e-commerce businesses with excellent storage & distribution facilities.

Superb location with direct access, via A170, to York A64, Leeds & Manchester M1, Middlesborough & Newcastle A1, & Hull A165. An hourly bus service runs between Scarborough & Helmsley, via Pickering and Seamer Station is 5 minutes by car.

Within the immediate locality is the Downe Arms, offering excellent conference, function & accommodation facilities, the Wooden Horse children's day nursery, Wykeham Tea Rooms and a weekly Farmers' Market with a Petrol station, Post Office, Spar shop & library 2 miles away at East Ayton

All units have access to three phase electricity, broadband, free parking & a dedicated in-house management team responsible for the day to day running of the park.

UNIT 3 - 781 sqft/72.5 (sqm)

Wide double glass fronted doors opening onto an open floor area

Kitchen with fitted units, worktop, sink and utilities cupboard.

WC and wash hand basin, with disabled access.

OUTGOINGS:

Rental: £ 390.00 per month
Buildings Insurance: £ 112.75 per annum
Business Rates: £1,449.00 per annum

Service Charge: 10% of rental plus VAT

UNIT 4 - total area 1271 sqft (119sqm)

Wide double doors opening onto a light and spacious floor area, office to first floor with scope for further storage/office space by inserting a mezzanine floor.

Kitchenette with fitted units, worktop, sink and utilities cupboard. WC and wash hand basin, with disabled access. Oil fired heating.

OUTGOINGS:

Rental: £ 635.00 per month
Buildings Insurance: £ 168.75 per annum
Business Rates: £2,359.80 per annum

Service Charge: 10% of rental plus VAT

These premises are available on a flexible Lease (minimum two year term). The service charge covers all repairs to the buildings and maintenance of the car parking and common areas. The Occupier is responsible for utility costs & building insurance premium.

Contact us – for further information and to discuss your individual requirements please contact Katrina Shamel at the Dawnay Estates on 01723 866600 or email k.shamel@dawnay.co.uk