



# MANOR COURT

SCARBOROUGH BUSINESS PARK, SCARBOROUGH

**YO11 3TU**

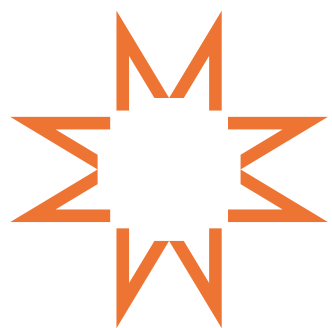
**FOR SALE/TO LET**

**HIGH QUALITY OFFICE ACCOMMODATION**

**2,250 SQ FT**





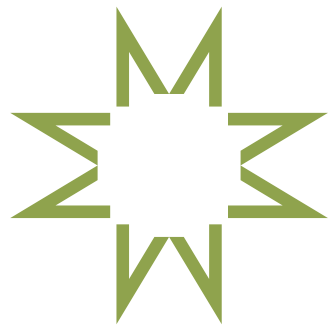


MANOR COURT

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







## MANOR COURT

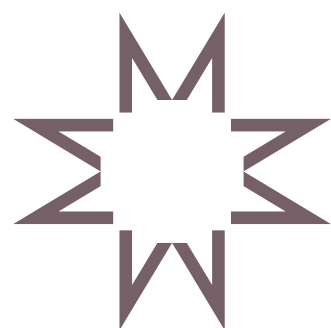
Manor Court is located within Scarborough Business Park, Scarborough's premier business park location, providing a range of office, warehousing, retailing and associated leisure facilities.

### Nearby occupiers include:

- |              |                  |
|--------------|------------------|
| - Morrisons  | - NFU Mutual     |
| - McDonald's | -                |
| - Volkswagen | - Handlesbanken  |
| - Hyundai    | - Screwfix       |
| - Skoda      | - KIA            |
| - Toyota     | - Travis Perkins |







MANOR COURT

## SCARBOROUGH AND SURROUNDING AREA

Scarborough is located on the UK's beautiful east coastline with direct road and rail links (via North TransPennine) to nearby cities of York (38 miles approximately one hour away) and Leeds (60 miles approximately 1½ hours away).

As well as a thriving town centre, Scarborough has fantastic beaches, plenty of cultural landmarks and superb leisure activities for everyone and was the original seaside resort. Scarborough is also close to the highly acclaimed North York Moors National Park.

**ONLY 12 MINS  
DRIVE FROM  
MANOR COURT**



**THE MARINA**

**THE SPA**



**THE CASTLE**



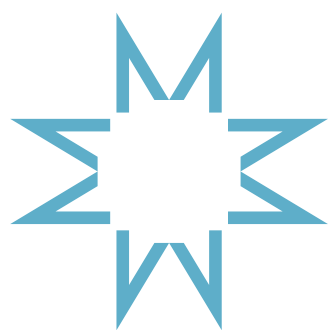
**SCARBOROUGH  
SEAFRONT**



**DIVING  
BELLE**







MANOR COURT

## THE ACCOMMODATION

The buildings have been designed to meet the needs of the modern office 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.







MANOR COURT

AVAILABILITY

Rollover 'BUILDING TYPE' in table below to view floor plans

BUILDING TYPE	SIZE (SQ FT)	CAR PARK SPACES	STATUS
16	2,250	8	AVAILABLE

Leases will be on an FRI basis and will be subject to an estates charge.







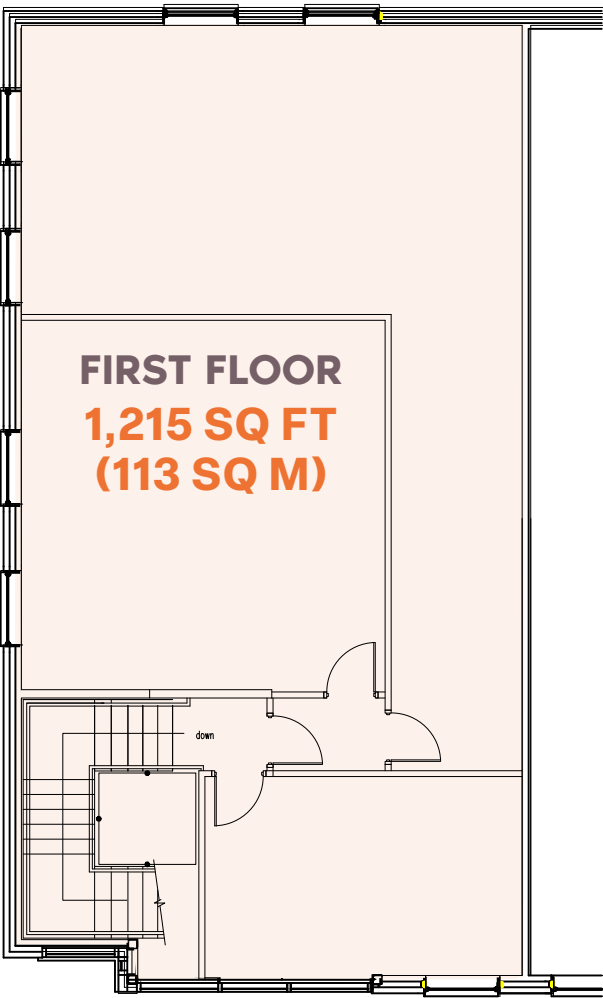
MANOR COURT

AVAILABILITY

Rollover 'BUILDING TYPE' in table below to view floor plans

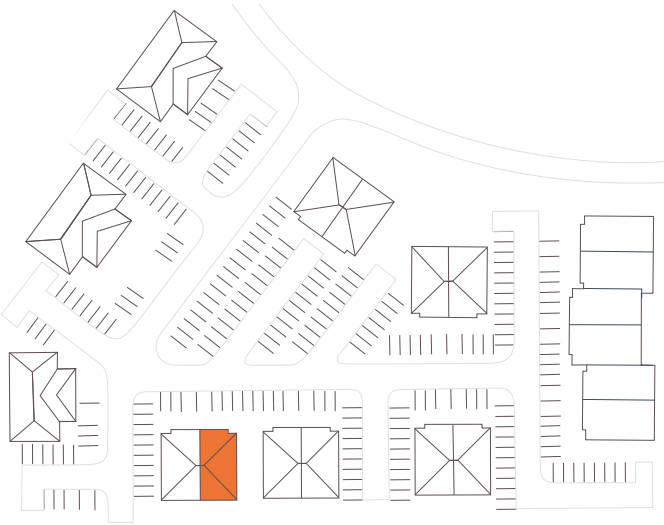
BUILDING TYPE	SIZE (SQ FT)	CAR PARK SPACES	STATUS
16	2,250	8	AVAILABLE

Leases will be on an FRI basis and will be subject to an estates charge.



UNIT 16

SQ FT	2,250
SQ M	209
CAR SPACES	8
RENT (PA)	£24,750
PURCHASE	£250,000
STATUS	AVAILABLE







MANOR COURT

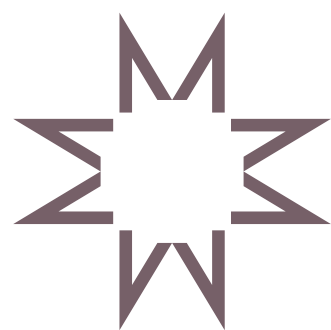
## SPECIFICATION

Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

- Open Plan
- Suspended ceilings
- Recessed lighting
- Full raised access floors
- Comfort Cooling
- Disabled WC & WC Facilities
- Lift access  
(For units more than 2,250 sq ft)
- 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)
- Energy Performance Rating – B







MANOR COURT

Attractive and practical  
work environment







# MANOR COURT

SCARBOROUGH BUSINESS PARK, SCARBOROUGH  
YO11 3TU

FOR MORE INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:

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