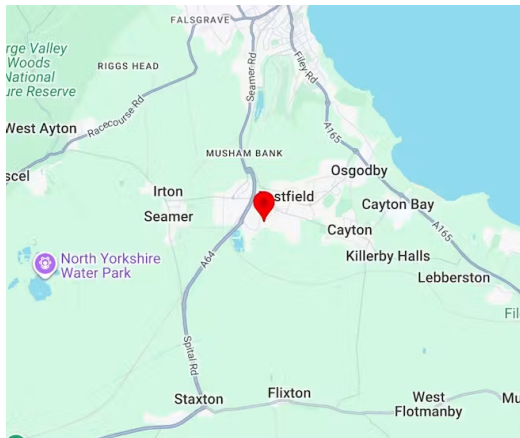




Dunslow Court, Eastfield, Scarborough, YO11 3XT

Industrial/Logistics To Let | £10,500 per annum | 1,149 sq ft

Industrial Unit Available To Let



Description

Unit 6 Dunslow Court comprises a well-maintained end-terrace industrial unit arranged over a single ground floor, providing versatile workspace suitable for a variety of business uses. The unit benefits from a painted concrete floor, three-phase power supply, LED lighting and a manual roller shutter loading door. Internally, the accommodation includes W/C facilities, kitchenette and a separate entrance porch with sliding door access into the main workshop. A brick-built spray booth is currently installed and can be removed if required. CCTV has previously been installed and can be reconnected if required. Externally, the unit benefits from two dedicated car parking spaces.

Location

Dunslow Court is situated on the established Cayton Low Road Industrial Estate in Eastfield, approximately four miles south of Scarborough town centre. Scarborough is a thriving coastal town on the North Yorkshire coast with a strong commercial base and excellent transport links. The estate is accessed directly from Dunslow Road, which connects to the B1261 and the A64 within approximately two minutes' drive. The A64 provides direct access to Malton, York, Leeds, the A19 and the A1(M), offering excellent regional connectivity. The estate is well served by public transport, with Seamer Railway Station located approximately one mile away and regular bus services connecting Eastfield with Scarborough town centre and the surrounding area. Scarborough town centre is approximately 15-20 minutes drive from the estate and provides an extensive range of retail, leisure and food and beverage amenities, including the Brunswick Shopping Centre. Nearby occupiers include Morrisons, McDonald's and a range of established trade counter and industrial businesses all within approximately half a mile of the property.

Accommodation

Name	sq ft	sq m	Availability
Unit - Ground Floor	1,149	106.75	Available
Total	1,149	106.75	

Amenities & Specifications

Total parking spaces: 2

Summary

- Rent: £10,500 per annum
- Business rates: Based on the 1st April 2026 to present
- Service charge: £800 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is responsible for the landlords legal fees in preparation of the lease agreement.
- EPC: D
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Daniel Clinch
01609 797 330 | 07947 990224
daniel.clinch@alignpropertypartners.co.uk



Kelsey Collins
01609 797 330 | 07498 758137
kelsey.collins@alignpropertypartners.co.uk

Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).



Energy performance certificate (EPC)

Unit 6
Dunslow Court
Eastfield
SCARBOROUGH
YO11 3XT

Energy rating

D

Valid until: **17 April 2035**

Certificate number: **5778-6573-6022-4371-8780**

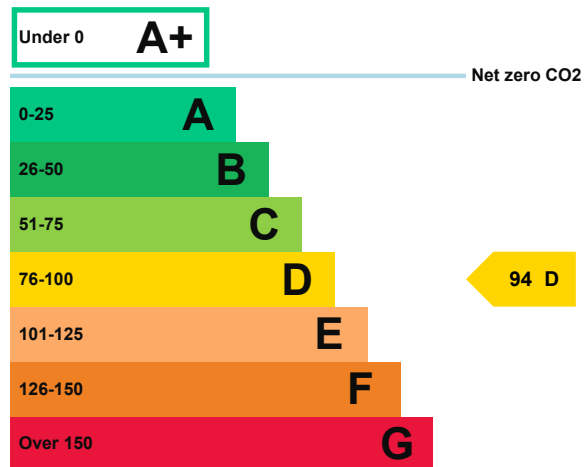
Property type	Offices and Workshop Businesses
Total floor area	117 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

50 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.75
Primary energy use (kWh/m ² per year)	114

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5408-2019-5600-8170-5167\)](/energy-certificate/5408-2019-5600-8170-5167).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Wilson
Telephone	07815738049
Email	david@wilsondea.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000120
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Wilson Energy Assessors
Employer address	18 Westway, Scarborough, North Yorkshire, YO11 3ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 April 2025
Date of certificate	18 April 2025
