

**WALKER BUILDINGS AND LAND  
CARNABY INDUSTRIAL ESTATE  
BRIDLINGTON. YO15 3QY**



**LARGE INDUSTRIAL UNIT WITH SURPLUS/EXPANSION LAND  
IN A PROMINENT POSITION**

- Very large, multi-pitch, industrial unit of 81,445ft<sup>2</sup> / 7,566.5m<sup>2</sup> with offices and stores.
- Separate mono-pitched, steel clad rear unit of 3,470 ft<sup>2</sup> / 322.4 m<sup>2</sup>.
- Large surfaced & fenced rear land area of 3.0 Acres / 1.21 Ha for storage or expansion.
- A combined site of 7.0 Acres / 2.83Ha. Immediately available; Freehold and Vacant.

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## WHERE IS IT?

- The property is located at the heart of the popular, large-occupier, Carnaby Industrial Estate, 2 miles south-west of Bridlington town centre.
- The Walker Buildings have a prominent stance, to the corner of the main Lancaster Road and Merlin Road.
- Carnaby enjoys excellent road communication via the A165 providing direct linkage to Beverley, Hull, Filey and Scarborough. The A164 connects to the M62 motorway

## WHAT IS IT?

- The property is a large detached multi-functional building and a smaller mono-pitched building on a large site.
- Six interconnecting bays provide clear production and storage space, with annexed stores / offices.
- Single storey office and staff facilities with further workshop/stores area to the front and side of the main building, directly interconnected.
- A separate steel framed mono-pitched building adds to storage / production capacity.
- A Total site of c.7.0 acres, with c.3.0 acres of rear surfaced & fenced land for expansion or external storage use – together with areas of car parking to the front, accessed directly off Lancaster Road via shared access.

## HOW MUCH IS IT?

- The whole is available Freehold following vacation by the current Owner at a guide price of £1,750,000.
- All details are available from the Sole Agents **NT3 Commercial** on **01482 218299**.

## HOW BIG IS IT?

Main Warehouse	7,046.5 m <sup>2</sup>	75,848 ft <sup>2</sup>
Annexed Stores	214.8 m <sup>2</sup>	2,312 ft <sup>2</sup>
Annexed Office / Staff Areas	305.2 m <sup>2</sup>	3,285 ft <sup>2</sup>
Mono-pitched Building	322.4 m <sup>2</sup>	3,470 ft <sup>2</sup>
<b>Total GIA</b>	<b>7888.8 m<sup>2</sup></b>	<b>84,815 ft<sup>2</sup></b>

Rear Expansion / Store Land 1.21 Ha 3.0 Acres

NB: Areas measured on a Gross Internal Area basis.

## HOW MUCH ARE THE RATES?

- Internet enquiries with the Local Authority reveal that the property currently has a Rateable Value of £119,000, as one hereditament. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## ANYTHING ELSE I HAVE TO PAY?

- **VAT:** All financial amounts have been quoted exclusive of VAT. We are advised that VAT will be charged at the prevailing rate.
- **EPC:** The property's EPC is being re-assessed and is available from the Sole Agents NT3 on **01482 218299**.

## ANYTHING ELSE I NEED TO KNOW?

- This represents a rare opportunity to acquire a substantial, multi-purpose building - at a very cost-effective level when compared to build costs - together with a large area of expansion land on a popular, large-occupier industrial estate.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents **NT3 Chartered Surveyors** on **01482 218299**. Draft Details Subject to Clients Approval
- Date: March 2018. File Ref: A2144



**Unit 9, Waterside Park,  
Livingstone Road  
Hessle, Hull, HU13 0EG  
Tel: 01482 218 299  
Fax: 01482 218 272  
JACQUI TROTT 07912 177 881  
CHRIS NOBLE 07872 142 344**

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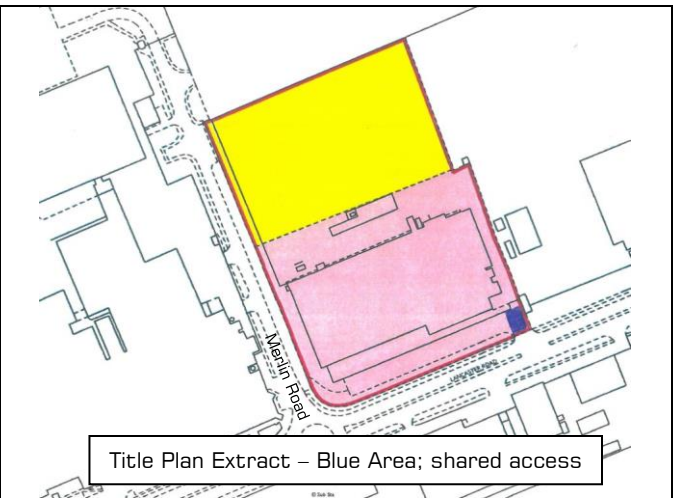
Main Unit - internal

Main Unit - internal

# WALKER BUILDINGS AND LAND CARNABY INDUSTRIAL ESTATE BRIDLINGTON. YO15 3QY



3.0 Acres Expansion / Storage Land



Title Plan Extract – Blue Area; shared access



Side Annex, stores / works



Side Annex – staff amenity / offices



Mono-pitched Unit



Mono-pitched Unit, internal