



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

## **WELL LOCATED MODERN INDUSTRIAL WORKSHOP UNIT**

**UNIT 16A FAIRFIELD WAY, STAINSACRE LANE  
INDUSTRIAL ESTATE, WHITBY,  
NORTH YORKSHIRE, YO22 4PU**

852m<sup>2</sup> (9,171 sq. ft)



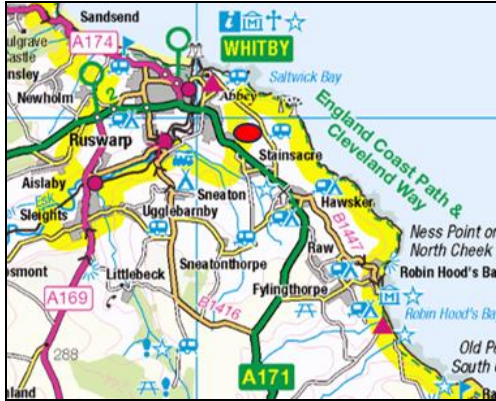
- Modern single storey industrial units with internal mezzanine
- Located on well established industrial estate with access via A171 Stainsacre Lane & close to Whitby town centre
- Next door to Howden Joinery and near MKM Building Supplies - suitable for a variety of industrial/warehouse or trade counter uses (STP)

**0113 2348999**

## Location

16a Fairfield Way occupies a prominent position within the Stainsacre Lane Industrial Estate. Fairfield Way is off Stainsacre Lane (A171) approximately 2.5 miles south east of Whitby town centre. Whitby is a popular seaside town in North Yorkshire famous for its picturesque harbour and ruined gothic abbey.

Nearby occupiers include Howdens Joinery, MKM Building Supplies, Southfield Self Storage and Whitby Seafoods. B&M and Sainsburys are also close by.



## Description

The property comprises two adjoining industrial units. The units are metal clad beneath pitch metal decking roofing with translucent panels and blockwork inner walls to approximately 2.3m, with an eaves of 5.79m & 5.18m.



The end section has a canopied area and there are roller shutter doors to the front and rear. The right-hand unit has office space together with storage and toilet facilities above. The right-hand unit also has a mezzanine installed.

## Accommodation

The property has a gross internal floor area as follows: -

Works	252.10m <sup>2</sup> (2,714 sq. ft)
Canopy	51.62m <sup>2</sup> (556 sq. ft)
Works	353.13m <sup>2</sup> (3,801 sq. ft)
Mezzanine	246.72 (2,656 sq. ft)

**Gross Internal Floor Area** 851.95m<sup>2</sup> (9,171 sq. ft)

## Services

We are advised the property is connected to mains water, electricity and sewer drainage. We are advised the property has power supply at 100amps plus independent lighting. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Energy Performance Certificate

The premises have an energy rating of D (84).

## Non Domestic Rating

We are verbally advised by North Yorkshire Council the premises are assessed as follows:-

Workshop & Premises RV £26,250

The National Uniform Business Rate for 2024/25 is 49.9p in the £, for RV's under £51,000. This ignores transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, North Yorkshire Council Tel: 0300 1312131.

## Lease Terms

16a Fairfield Way is offered by way of a new lease for a period of 5 years on a full repairing and insuring basis.

## Rent

£60,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

## VAT

The rent is quoted exclusive of VAT.

## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

## Legal Costs

The ingoing tenant to be responsible for all reasonable legal costs in completing the new lease.

## Viewing/Enquiries

Strictly by appointment only with the sole agents: -

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Our Ref: 3600/A/M**  
December 2024

**Subject to Contract**



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[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.