



# SCARBOROUGH BUSINESS PARK.

• [scarboroughbusinesspark.co.uk](http://scarboroughbusinesspark.co.uk)

A project by

**Caddick.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

Zone A	3.55 ACRES
Zone B	10.55 ACRES
Zone C	2 ACRES
Zone D	3.8 ACRES
Zone E	3.5 ACRES
Zone F	3.5 ACRES
Zone G	14 ACRES
Zone H	24 ACRES
<b>TOTAL</b>	<b>64.9 ACRES</b>



# SCARBOROUGH BUSINESS PARK.

A HIGH QUALITY,  
STRATEGICALLY  
LOCATED BUSINESS AND  
LEISURE ENVIRONMENT.



Schneider Electric

Already home to over 50 businesses who enjoy excellent accessibility, flexible space and modern infrastructure.

Existing businesses include TEF Transport, NFU, Raflatac, HSBC Commercial, Anglo American, Skoda, Hyundai, VW, McCain, Plaxton Schneider Electric, NHS, and Go-Ahead.

**DESIGN AND BUILD OPPORTUNITIES  
CONSIDERED.  
OUTLINE PLANNING PERMISSION  
FOR CAR SHOWROOM, OFFICE,  
INDUSTRIAL, RETAIL AND RESTAURANT.**



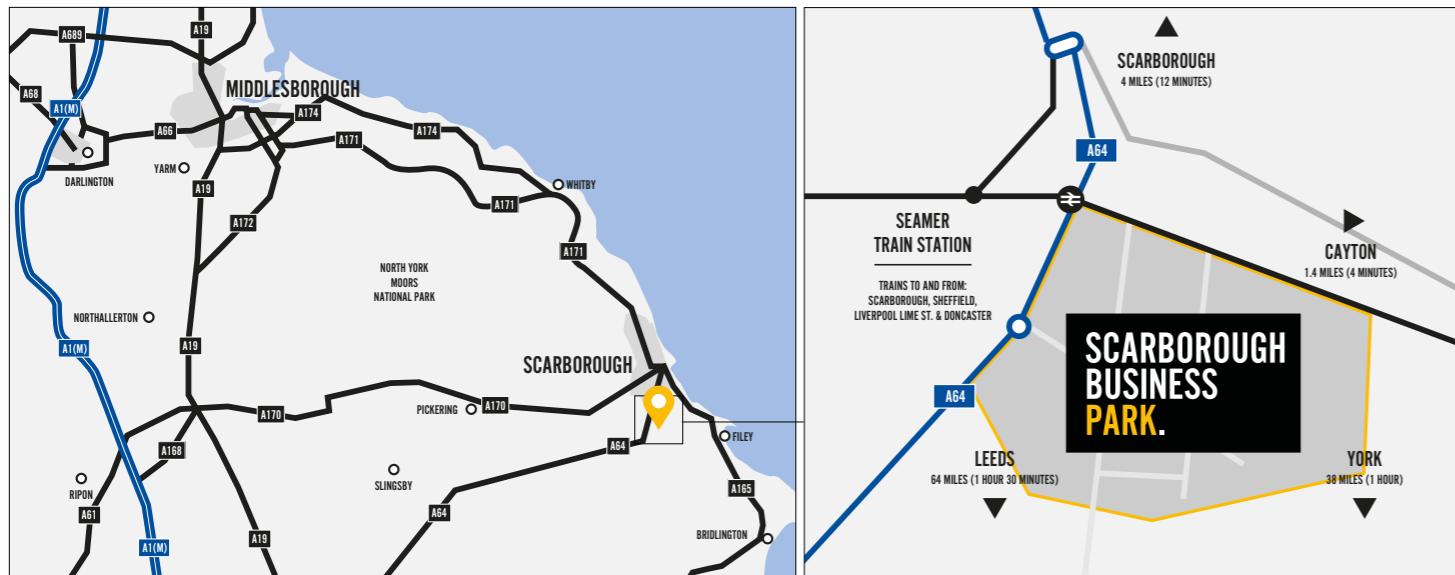
A project by

**Caddick.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

YO11 3TU

# SCARBOROUGH BUSINESS PARK.

HOME TO A THRIVING  
BUSINESS AND  
COMMERCIAL SECTOR.



## THE AREA

Set on the Yorkshire coast, Scarborough is home to a thriving business and commercial sector, first class education and research, and growth sectors led by the creative industries, advanced engineering and food industries. International firms have their UK headquarters in the borough, including McCain and Plaxtons.

### DISTANCES

Scarborough	4 miles
York	38 miles
Hull	42 miles
A1(M) J49	52 miles
Middlesbrough	53 miles
Leeds	63 miles



## LOCATION

Scarborough Business Park is located just off the A64, making it an ideal choice for businesses requiring convenient access to the main arterial route into Scarborough, which links with the country's motorway network. It also benefits from rail links at Seamer station (2 mins drive), which is less than a mile away. Both Leeds-Bradford and Humberside Airports lie within a ninety-minute drive time.



Indicative masterplan

A project by

**Caddick.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

YO11 3TU

# SCARBOROUGH BUSINESS PARK.

THE PERFECT LOCATION  
FOR YOUR BUSINESS, **WITH**  
**MANY AMENITIES RIGHT**  
**ON YOUR DOORSTEP.**

## AMENITIES & WELLBEING

At the entrance to Scarborough Business Park you'll find a full-service Morrisons supermarket and petrol station, as well as co-located cafes and restaurants such as Costa Coffee, McDonalds and KFC. Within walking distance you'll also find the Burton Riggs nature reserve, which is well-maintained by the Yorkshire Wildlife Trust. With stunning large open lakes, lots of wildlife, nature trails and permissive footpaths, it's a perfect location for staff to relax and recharge in open green space.



**THE TRANQUILITY OF BURTON RIGGS NATURE RESERVE**  
IS ONLY MINUTES WALK AWAY AND PROVIDES THE  
PERFECT OPPORTUNITY FOR SOME DOWN TIME.



A project by

**Caddick.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

 YO11 3TU

# SCARBOROUGH BUSINESS PARK.



Carter Jonas

**0113 242 5155**

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SCARBOROUGHBUSINESSPARK.CO.UK**

**ALL ENQUIRIES**

**Rich Harris**

[rich.harris@carterjonas.co.uk](mailto:rich.harris@carterjonas.co.uk)

**ALL ENQUIRIES**

**Iain Simpson**

[iain-simpson@btconnect.com](mailto:iain-simpson@btconnect.com)

A project by

**Caddick.**

[caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

**MISREPRESENTATION ACT:** JLL and Iain Simpson for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of JLL and Iain Simpson has any authority to make any representation or warranty whatsoever in relation to this property. **October 2025\_7367**