





Unit 4 (a-d) Hunmanby Industrial Estate

Hunmanby, Nr Filey YO14 0PH

- Modern Industrial Facility in Hunmanby Nr Filey
- Building extends to over 10,000 sq ft
- Owner may split and sell 2 sections individually
- Circa 9,000sq ft of land for parking / storage
- Energy Efficient Building - Band C (56)

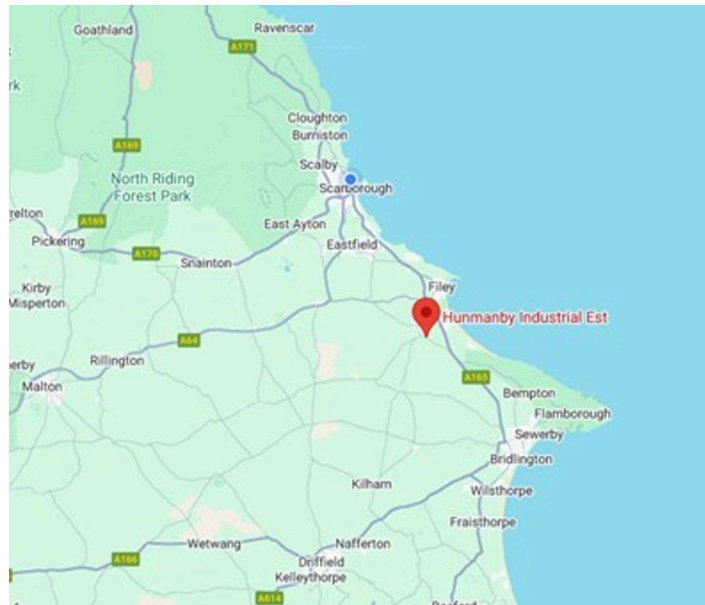
FOR SALE | Modern Detached Industrial Facility located on popular Industrial Estate. Over 10,000 sq ft of Warehouse space + generous area of land.

Acting on the instructions of Hunprencro Ltd, we bring to the market this detached modern industrial / warehouse facility which can be sold as a single entity or could potentially be split into 2 sections (Unit 4 A-C & Unit 4 D).

The property is accessed from the main road within Hunmanby Industrial Estate with the subject premises being secured via a modern steel palisade fence and electric sliding gate. Car parking is plentiful with spaces available all along the front of the unit together with approximately 0.2 acres of ground to the east of the site.

The original building (4a-c) comprises of approximately 4,600 sq ft of openplan industrial space with 2 vehicular roller doors (2.5m wide x 3m high) and 3 pedestrian entrance doors + 3 fire exits to the rear. Two toilet facilities are provided within this area. This building was formally 3 separate small industrial units but our clients knocked through to create openplan accommodation.





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It should be noted that an area measuring 7.33m x 3.56m (c. 280 sq ft) lying to the west side of the original unit is leased to Northern Power Grid. It houses an electrical substation with approximately 66 years unexpired on the lease.

Unit 4d comprises the 5,800 sq ft extension which was carried out around 2012. This again, provides modern open plan industrial accommodation with 2 vehicular rollers doors (4.3m wide) and a single pedestrian access door. There is an element of office accommodation within the section with 2 offices and staff room / kitchen being noted. The entire premises are heated via 'Warmco' Liquid Petroleum Gas (LPG) space heaters. The premises benefit from modern cabling throughout and have the benefit of an overhead compressed air piping system.

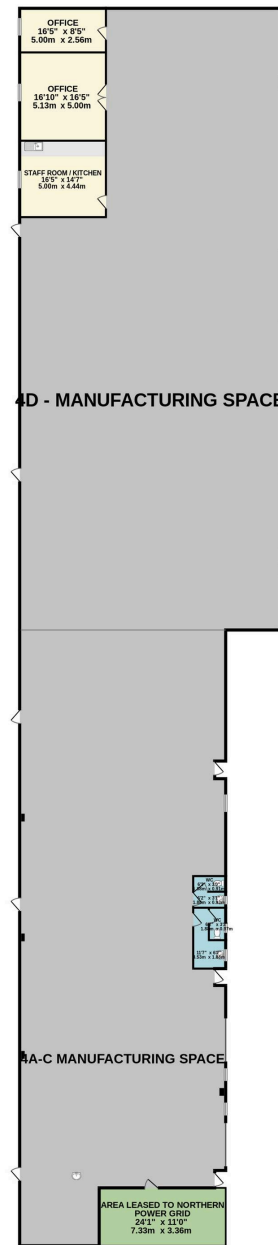
An area of rough land (circa 31m x 27m) lies to the east side of the unit which could be developed (subject to planning) or be utilised for external storage or further carparking. Appointments strictly by appointment only via the sole agents CPH Commercial. Please call our friendly team on 01723 352235 or email joe@cphproperty.co.uk

Business Rates: The property will require to be reassessed for business rates purposes as it forms part of a wider Rateable Value.

Tenure: Freehold with Vacant Possession

EPC: Band C (56)

GROUND FLOOR
10175 sq.ft. (945.2 sq.m.) approx.



TOTAL FLOOR AREA: 10175 sq.ft. (945.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132